LABOUR MARKET STUDY

COMMUNITY PROFILE

SOUTH SHORE OF MONTREAL

ECONOMIC SERVICES BRANCH

QUEBEC REGION

CANADA EMPLOYMENT AND IMMIGRATION COMMISSION

In this document, the masculine generally refers to persons of both sexes. In certain cases, however, reference is specifically made to one sex.

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FOREWORD

This is a community profile of the South Shore of Montreal.

Although particular attention has been paid to the population and labour market, the main purpose of this profile is to provide those involved in industrial development with as comprehensive and objective a picture as possible of the basic characteristics of the community.

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We wish to thank Thérèse Carle, of the CEIC Regional Office, for co-ordinating the entire community profile exercise.

Jean-Yves Dumont
District Economist
Metropolitan Montreal

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1- GENERAL DESCRIPTION OF TERRITORY

The South Shore of Montreal is located in the southwestern part of the province of Quebec, close to the US and Ontario borders. It consists of 21 municipalities lying along the south shore of the St Lawrence River, directly opposite the Island of Montreal. Although the limits of the community may seem arbitrary, they actually describe the territory served by the Montreal South Shore Canada Employment Centre.

With the exception of a few rural municipalities, the area is almost entirely urban. The overall population density was 512.3 persons per square kilometre in 1981.

The area is primarily residential, offering residents the quiet of the suburbs with all the advantages of a big city. Because the community is conducive to raising a family, its population is relatively young.

The population of the South Shore has grown phenomenally in the past few decades, thanks to the migration of Montrealers to the suburbs. This increase in population has provided a boost for the economy.

The South Shore has become a commercial centre for the entire surrounding area. In recent years, it has developed a service structure that gives it relative independence in most fields. Its manufacturing sector, which is concentrated mainly in high-technology industries - particularly aeronautics - is highly dynamic.

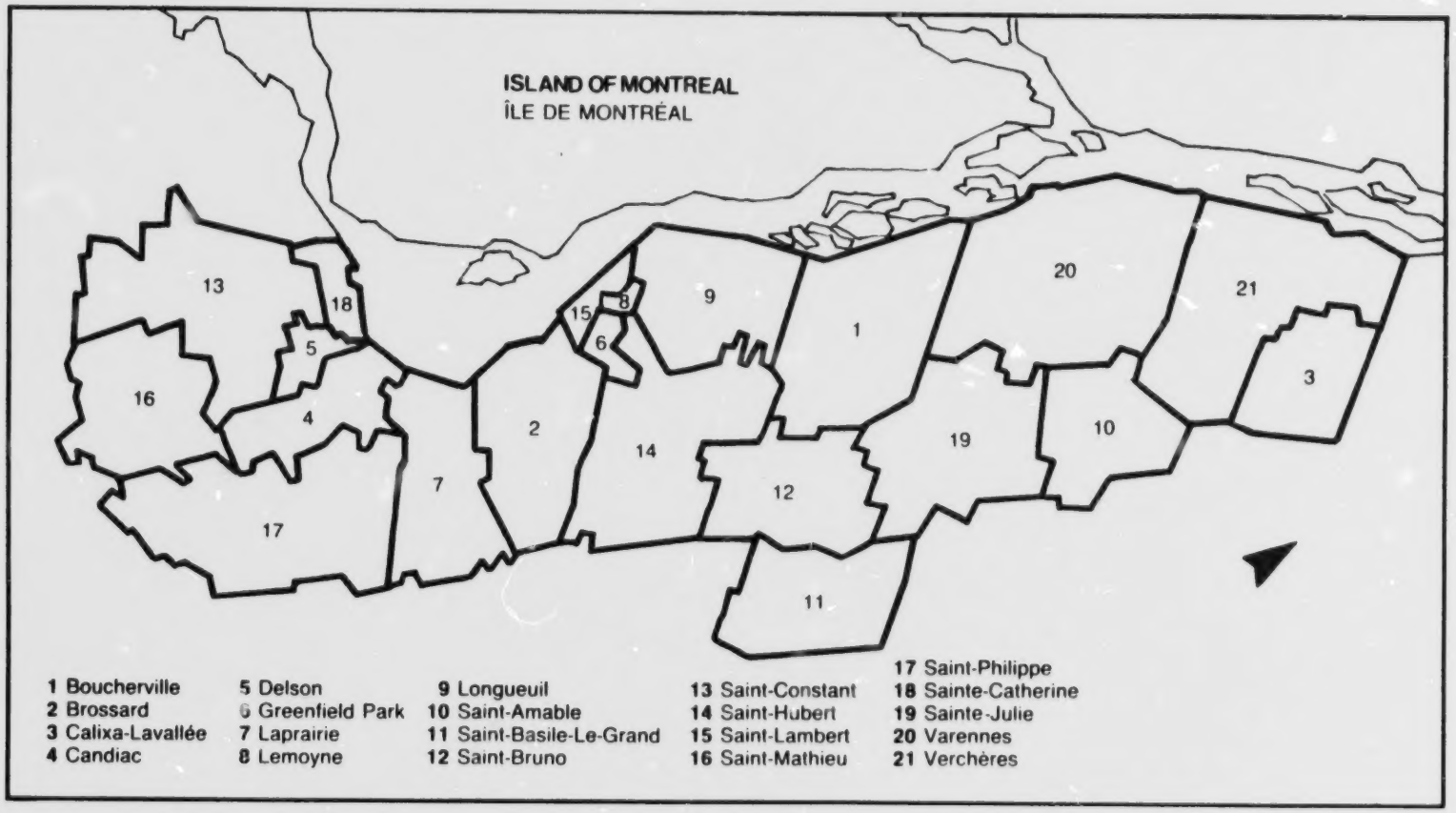
Economic agents on the South Shore are planning a vast project centred around St Hubert Airport. The "Aerocentre 2000" project is being sponsored by the South Shore Chamber of Commerce.

The area also enjoys the benefits of being close to Montreal, particularly with respect to access to certain specialized services, economic spin-offs from the major firms and head offices located there, and the regional tranportation and communications infrastructure.

The map on the following page shows the municipalities that make up the South Shore of Montreal. They are:

Boucherville
Brossard
Calixa Lavallée
Candiac
Delson
Greenfield Park
Laprairie
Lemoyne
Longueuil
St Amable
St Basile le Grand
St Bruno
St Constant
St Hubert
St Lambert
St Mathieu
St Philippe
St Catherine
St Julie
Varennes
Verchères

MAP I - SOUTH SHORE OF MONTREAL MUNICIPALITIES



SOURCE: Canada Employment and Immigration Commission, Economic Services Branch, 1987.

2- GEOGRAPHY

2.1 GEOGRAPHICAL LOCATION

As part of the Montreal Metropolitan Area, the South Shore lies within two of North America's largest urban and industrial belts. It is in the Quebec City-Windsor, Ontario corridor, where the most densely populated areas of Canada and many of its major industrial centres are concentrated.

In addition, it lies just north of the heavily populated US eastern seaboard. Most of the major industrial cities of the US, from New York to Washington, are less than 1,000 kilometres away by road.

As shown by Table 1 and Map 2, this location makes for easy access to the main Canadian and US markets. A population of nearly 100 million live within one day's drive of the area. The following figures show the population within various radiuses.

RADIUS (KILOMETRES)	POPULATION
100	3 900 000
200	6 300 000
400	17 900 000
600	53 300 000
800	76 500 000
1 000	95 000 000

2.2 BOUNDARIES

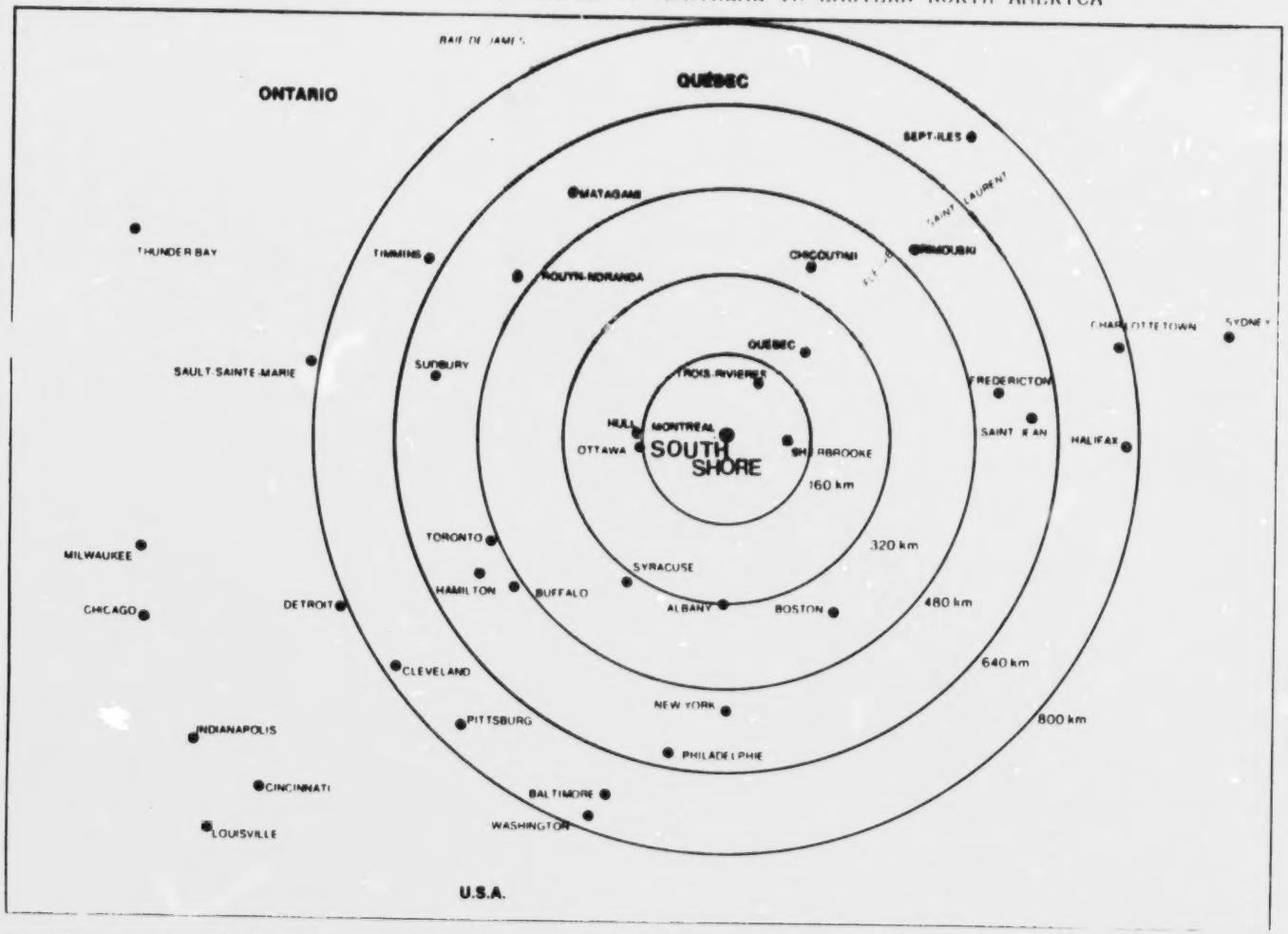
The South Shore of Montreal lies between approximately 73°20'W and 73°23'W, and 45°23'N and 45°43'N.

Lying across the St Lawrence River from the Island of Montreal to the north, the territory covers an area of 820 km^2, with the St Lawrence River forming its 65 km-long northern boundary. The southern extremity is approximately 40 km from the US border.

2.3 CLIMATE

The South Shore has a temperate continental climate, with four distinct seasons. Winter is cold and snowy, followed by a short spring during which average temperatures climb rapidly. The hot, dry summer drifts into a long, pleasant autumn, which ends with the first snowfall.

MAP 2 - SOUTH SHORE OF MONTREAL IN EASTERN NORTH AMERICA



SOURCE: Montreal Urban Community, Planning Department, 1986.

TABLE 1
DISTANCE BY ROAD FROM MAJOR URBAN CENTRES
SOUTH SHORE OF MONTREAL

IN CANADA:		IN THE US:	
Halifax, N.S.	1,325 km	Baltimore, Md.	885 km
Hamilton, Ont.	570 km	Boston, Mass.	500 km
Kingston, Ont.	290 km	Cincinnati, Ohio	1,305 km
Kitchener, Ont.	635 km	Chicago, Ill.	1,370 km
London, Ont.	720 km	Cleveland, Ohio	815 km
Ottawa, Ont. (National capital)	199 km	Detroit, Mich.	950 km
Peterborough, Ont.	465 km	New York, N.Y.	610 km
Quebec City, Que.	255 km	Philadelphia, Pa.	720 km
Toronto, Ont.	539 km	Pittsburgh, Pa.	950 km
Windsor, Ont.	905 km	Washington, D.C.	930 km

N.S.	= Nova Scotia	Ont.	= Ontario
Md.	= Maryland	Mass.	= Massachusetts
Ill.	= Illinois	Que.	= Quebec
Mich.	= Michigan	N.Y.	= New York
Pa.	= Pennsylvania	D.C.	= District of Columbia

SOURCES: Ralph McNally Ltd, Ontario, Northern and Southern Ontario, 1983
Road Map
Rand McNally, Eastern United States, npnd, Road Map.

The South Shore's climate is affected by its geographical location, in the middle of the St Lawrence Valley. Winds are frequent in every season and generally blow from the west. The area usually has less frost and snow than other cities downstream.

TABLE 2
CLIMATE
SOUTH SHORE OF MONTREAL

Temperature	January	July
Monthly average	-10.1°C	20.7°C
Average low	-14.7°C	14.9°C
Average high	- 5.5°C	26.4°C
Precipitation		
Average annual rainfall (mm)	767.5	
Average annual snowfall (cm)	254.0	
Sunshine		
Average annual hours of sunshine	2,054	
Average monthly hours of sunshine		
Summer (June-July-August)	254	
Winter (January-February-March)	130	
Frost-free period		
Frost-free days (May to October)	149	
Degree-days		
Number of heating degree-days (below 18°C)	4,567	
Number of growing degree-days (above 5°C)	2,060	

SOURCE: Environment Canada, Atmospheric Environment Service, Canadian Normals, volumes 2, 3, 4, 6 and 7, 1982.

3- TRANSPORT

The South Shore of Montreal, by virtue of its strategic location, enjoys an extensive, modern system of surface, water and air trasnportation. The community's main strong point, apart from the presence of a local airport, is its proximity to the Port of Montreal and the Montreal International Airports at Dorval and Mirabel.

3.1 ROADS

A modern road system, including several highways and expressways, facilitates access to other Canadian and American cities.

New York, Philadelphia and Washington can be reached by Highway 15 South. Highway 10 goes to Sherbrooke and connects with highways to Boston.

Highway 20 runs east to Quebec City, Gaspé and the Maritimes.

Highway 30 crosses the centre of the community, providing a link with Highways 10 and 20 and the Sorel region.

This network is directly connected with the Island of Montreal road system by the Honoré Mercier, Champlain, Victoria and Jacques Cartier Bridges and the Louis Hippolyte Lafontaine Tunnel.

From the Island of Montreal, Highway 40 goes west to Ottawa and the National Capital Region, and Highway 20 runs to the Great Lakes, Toronto, Buffalo, Detroit and Chicago.

Highway 40 goes northeast to Trois Rivières, Quebec City and Chicoutimi.

Highway 15 runs north to the Laurentian Mountains and the Abitibi-Temiscamingue district.

Getting around on the South Shore is facilitated by a wide choice of roads. Major arteries include Highway 132 along the St Lawrence River, Highway 112, which goes toward Granby, and Highway 116, which parallels Highway 20 as far as St Hyacinthe.

3.1.1 Public transit

Public transportation is provided mainly by the Montreal South Shore Transit Commission (MSSTC). The Commission provides full service in Boucherville, Brossard, Greenfield Park, Lemoyne, Longueuil, St Hubert and St Lambert.

The MSSTC also has agreements with the Intermunicipal Transit Board (ITB), which serves various municipalities in the region south of Montreal. Under these agreements, the MSSTC provides service to St Hyacinthe, Chambly, St Jean and Candiac.

Although its main terminus is at the Longueuil subway station, the MSSTC also offers direct bus service to downtown Montreal.

Alternatively, downtown Montreal can be reached by subway from the Longueuil station via St Helen's Island. The subway is operated by the Montreal Urban Community Transit Commission (MUCTC).

Each commission accepts transfers from the other, depending where passengers live. Users can thus change their mode of transit when riding between Longueuil and the Island of Montreal at no extra cost.

Another South Shore company, Autobus Deshaies Ltd, serves the municipalities of Boucherville, Varennes and Verchères. It also provides a regular service between Montreal and Sorel and Montreal and Quebec City, with stops at various points in the community.

3.1.2 Bus Service

Two major bus lines, Voyageur Inc and Greyhound Lines Inc, share a terminal in downtown Montreal. They link Montreal with most cities in Quebec, Ontario, the western provinces and the US.

Voyageur makes regular stops at the Longueuil subway station and, at certain times, in Brossard, St Hubert, St Bruno and St Basile le Grand.

About 20 other companies also offer South Shore residents chartered trips and other specialized services.

3.1.3 Trucking

There are approximately 80 trucking companies on the South Shore. Four of them employ 100 or more people. These are Inter-provincial Transport, Speribel Transports Inc, Champlain Sept-Iles Express, and Day & Ross Inc.

3.2 SHIPPING

3.2.1 Port of Montreal

A short distance from the South Shore, the Port of Montreal is the gateway to central and western Canada as well as the American midwest. It is the largest inland port in the world, ranking on a par

with Baltimore as the second largest container port in Eastern North America, after New York.

The port covers 24 kilometres and has the latest facilities and equipment, including:

- 109 berths, of which 26 are designed to handle liquid bulk cargo and 32 are used for general freight and dry bulk;
- 28 transit sheds covering an area of 230,000 square metres;
- 903,000 square metres of other storage space;
- 6 container terminals equipped with portable, mobile cranes in operation 12 months of the year;
- an automatic floating crane with a lifting capacity of 250 metric tons;
- 115 km of railway lines connecting most of th wharves with the Canadian National and Canadian Pacific Railways;
- a towing and salvage service.

TABLE 3
PORT OF MONTREAL ACTIVITY - 1980-1985
(Millions of Metric Tons)

CARGO TRANSSHIPPED	1980	1981	1982	1983	1984	1985
Petroleum products	6.9	6.7	6.2	7.8	7.9	6.0
Grains	7.4	6.2	6.2	6.5	5.8	4.6
Other dry and liquid bulk products	5.8	6.8	3.5	3.8	4.9	5.1
General cargo (mixed and containerized)	4.8	5.1	4.4	4.7	5.2	5.4
TOTAL TRAFFIC	24.9	24.8	20.3	22.7	23.8	21.1

SOURCE: Ports Canada, Port of Montreal, annual publication.

Another feature of the port is a repair facility equipped with two floating dry docks. Machinery and structural repair services are also available.

From mid-April to late November, ocean liners providing scheduled transatlantic passenger service dock at the harbour station. About 30 shipping lines link Montreal with 200 cities around the world.

3.2.2 St Lawrence Seaway

The St Lawrence Seaway, an impressive system of canals and locks, connects the Great Lakes with the Atlantic Ocean. The system begins at Montreal. Each lock is 9.14 metres deep, 24.38 metres wide and 233.48 metres long.

Closed in winter, the St Lawrence Seaway is open about nine months of the year. Upstream, toward the Atlantic Ocean, there are no obstacles to navigation. Ice breakers are used to clear the channel when necessary.

3.3 AIRPORTS

In addition to the regional airport at St Hubert, which is located in the very heart of the South Shore's industrial zone, two international airports serve the entire Montreal region. Dorval Airport, to the northwest, is about 30 minutes by car. Mirabel Airport, further north, can be reached in 60 minutes.

Both international airports have sophisticated indicator and communications equipment that meet the highest international safety standards. Reliable air traffic control, weather forecasting and runway maintenance services are also provided. These airports are among the world's most efficient with respect to snow removal.

Montreal International Airport (Dorval) has three concrete and asphalt runways 61 metres wide and 2,134 to 3,353 metres long. The airport can accomodate all types of aircraft, from single-engined light planes to wide-bodied jets.

Aircraft are refuelled, maintained and supplied by the airlines and the companies that serve them. Some airlines, including Air Canada, CP Air and Nordair, have their own hangars for repairing and maintaining their aircraft.

A great many travellers pass through this airport every year, most of them domestic and US passengers.

Montreal International Airport (Mirabel) has two concrete runways 3,660 metres long and 61 metres wide. They can accommodate all types of aircraft, from the smallest to the largest. Aircraft are refuelled by tanker truck or at the servicing area.

Most of the airport's users are international passengers. Facilities and equipment for both passengers and cargo are designed for

growth. For example, the airport has the capacity to handle half a million tons of cargo a year. The freight service operates 24 hours a day.

Table 4 shows traffic at both airports in terms of passenger departures and mail and cargo volumes.

St Hubert Airport is a local commercial facility. It has four asphalt runways, runway lights, a weather service and control tower. With its refuelling and customs services, it can handle all types of aircraft.

Besides the Department of National Defence and Pratt & Whitney Canada Inc, the main users of the airport are owners of private planes and students attending flying schools.

3.4 RAILWAYS

3.4.1 Passenger Services

Two railway companies, Via Rail Canada Inc and Amtrak, link downtown Montreal with the rest of Canada and the United States.

Via Rail is a Crown corporation established in 1978, with its head office in Montreal. Serving all of Canada, it came into being when the Canadian National and Canadian Pacific railways merged their passenger services. In addition to regular service between Canadian cities, Via Rail also offers a variety of package tours in Canada and some US states. Trains to eastern Quebec stop on the South Shore at St Lambert Station.

Amtrak, an American company, has one departure daily to New York City and one to Washington.

3.4.2 Freight

Freight service is provided by two Canadian companies with head offices in downtown Montreal: Canadian National (CN) and Canadian Pacific (CP).

Both companies have lines on the South Shore and serve its industrial parks.

Canadian National, operating in Canada and the United States, is the Crown corporation charged with operating the national railway. It owns close to 1,800 locomotives and over 71,000 cars, as well as the largest railway network in Canada, serving all ten provinces and the Northwest Territories.

TABLE 4
AIRPORT TRAFFIC
MONTREAL INTERNATIONAL AIRPORTS - 1979-1984
(Departures and shipments only)

ACTIVITY	1979	1980	1981	1982	1983	1984*
MONTREAL INTERNATIONAL AIRPORT (DORVAL)						
Flights	37,904	39,708	40,885	37,561	36,569	38,436
Passengers	3,273,956	3,382,154	3,387,911	3,030,410	2,844,407	3,091,121
Mail (in metric tons)	7,247	7,789	7,293	7,284	7,762	8,572
Cargo (in metric tons)	22,222	20,182	18,980	15,168	15,765	16,897
MONTREAL INTERNATIONAL AIRPORT (MIRABEL)						
Flights	11,205	9,967	7,912	7,866	7,652	7,800
Passengers	1,406,662	1,297,476	1,179,177	1,148,826	1,184,471	1,282,566
Mail (in metric tons)	4,540	4,321	4,466	4,269	4,718	4,096
Cargo (in metric tons)	87,152	80,405	72,798	71,314	76,040	84,709

*: Preliminary data.

SOURCES: Statistics Canada, Air Carrier Traffic at Canadian Airports, catalogue 51-203, annual publication, 1986.

Statistics Canada, Transportation Division, Aviation Statistics Centre, 1986.

Canadian Pacific is a multinational company with over 50,000 shareholders. With approximately 1,200 locomotives and 60,000 cars, the company is Canada's second largest rail freight carrier.

4- COMMUNICATIONS

Because it is close to downtown Montreal, where the metropolitan area's business district is located, the South Shore is served by a highly advanced communications system with an international reputation, especially in the field of telecommunications.

Nearby are the head offices of companies such as Teleglobe Canada, Bell Canada Enterprises Inc and Télé-Métropole, the Eastern Canada regional headquarters of CNCP Telecommunications, and the headquarters of the French-language network of the Canadian Broadcasting Corporation.

4.1 TELECOMMUNICATIONS

In the telecommunications field, Teleglobe Canada offers a complete range of services to both businesses and the public. In addition to linking Montreal with over 200 countries via satellite and underwater cable, the company provides a complete range of specialized telecommunications services, including telephone and telex services, data-transmission and international teleconferencing.

Bell Canada Inc, associated mainly with residential and business telephone service, also specializes in data and image transmission, teleconferencing, teletype services and intelligent telecommunications systems. It shares the new cellular telephone market with Cantel.

The CNCP Telecommunications network provides telegram, cablegram and teletype sevices.

4.2 TELEVISION AND RADIO

Residents of the South Shore, like all Montreal area residents, have access to a great variety of local, Canadian and US radio and television programming.

Table 5 lists the television and radio stations broadcasting from the Montreal area that can be picked up on the South Shore. Two stations, CHRS and CIEL, broadcast from the South Shore.

4.3 CABLE SERVICES

One cable television company serves the South Shore. Cablevision Videotron Ltd provides access to 18 radio channels and 32 television channels, five of which - First Choice, Super Ecran, Muchmusic, Cable News Network and The Sports Network - are pay channels.

TABLE 5
RADIO AND TELEVISION STATIONS BROADCASTING FROM THE MONTREAL AREA - 1985

RADIO STATIONS				
IDENTIFICATION		LANGUAGE	FREQUENCY	POWER (WATTS)
AM STATIONS	CBF	French	690	50,000
	CBM	English	940	50,000
	CFCF	English	600	5,000
	CFMB	Multilingual	1,410	10,000
	CHRS	French	1,090	10,000
	CJAD	English	800	50,000
	CJMS	French	1,280	50,000
	CKAC	French	730	50,000
	CKGM	English	980	50,000
	CKLM	French	1,570	50,000
	CKO	English	1,470	10,000
	CKVL	French	850	50,000
FM STATIONS	CBF	French	100.7	100,000
	CBM	English	93.5	24,000
	CFGL	French	105.7	41,000
	CFQR	English	92.5	41,000
	CHOM	English	97.7	42,000
	CINQ	Multilingual	102.3	50
	CITE	French	107.3	44,000
	CJFM	English	95.9	41,200
	CKMF	French	94.3	41,400
	CKOI	French	96.9	307,000
	CIBL	French	104.5	16
	CIEL	French	98.5	100,000
	CIME	French	99.5	50,000

TELEVISION STATIONS				
IDENTIFICATION	LANGUAGE	NETWORK	POWER (WATTS) VIDEO	AUDIO
CBFT (channel 2)	French	SRC	100,000	10,000
CBMT (channel 6)	English	CBC	100,000	15,000
CFCF TV (channel 12)	English	CTV	325,000	160,000
CFTM TV (channel 10)	French	TVA	325,000	162,500
CIVM (channel 17)	French	RQ	1,212,000	242,000

SOURCES: Robbie and Neil Oakley, Publicorp Communications Inc., Matthews List, Volume 29, No 3, 1985.

4.4 NEWSPAPERS

Four dailies published in the Montreal area provide regional, national and international news coverage. Three are French and one is English. Table 6 provides details.

TABLE 6
DAILY NEWSPAPERS PUBLISHED IN THE MONTREAL AREA - 1985

NAME	LANGUAGE	FREQUENCY OF PUBLICATION	CIRCULATION (NUMBER OF COPIES)	
La Presse	French	7 days/week	weekdays:	202,000
			Saturday:	323,000
			Sunday:	160,000
Le Devoir	French	6 days/week	weekdays:	35,000
			Saturday:	37,000
Le Journal de Montréal	French	7 days/week	weekdays:	360,000
			Saturday:	415,000
			Sunday:	400,000
The Gazette	English	6 days/week	weekdays:	200,000
			Saturday:	273,000

SOURCE: Canada Employment and Immigration Commission, Survey of companies, 1986.

Apart form these dailies, a number of neighbourhood newspapers of more local interest are published on the South Shore. The largest are Le Courrier du Sud (circulation 99,050), Le Courrier de St Hubert (22,114), Le Reflet (22,000), Brossard-Eclair (21,000), La Seigneurie (18,500), Le Courrier Mag Expansion (15,600) and L'Information (15,000). All are weekly newspapers.

5- POPULATION AND LABOUR FORCE

This chapter outlines the main characteristics of the population and labour force of the South Shore. The tables and figures in this chapter are based on Statistics Canada census data dating back to 1971. Because the most recent census was in 1981, population changes since that time must be taken into account.

Statistics Canada often rounds its figures; therefore, the sum of the data in each table may not exactly correspond to the total shown.

The main concepts used in this chapter are taken from Statistics Canada and may be defined as follows:

Adult population	: Residents aged 15 years and over (excluding inmates of institutions);
Labour Force	: Residents aged 15 and over who are employed or unemployed;
Not in Labour Force	: Resident aged 15 and over who are unwilling or unable to work (this category does not include the unemployed);
Employed	: Residents aged 15 and over who hold a job, regardless of the work location;
Employment	: Persons aged 15 and over working in the community, regardless of their place of residence;
Unemployed	: Residents aged 15 and over who are without employment and are looking for work;
Participation Rate	: The labour force as a percentage of the adult population;
Unemployment Rate	: Number of unemployed as a percentage of the labour force;
Mother Tongue	: First language learned and still understood.

5.1 TOTAL POPULATION

The South Shore has seen considerable population growth in the past few decades. Contributing factors have included the development of the road and public transit systems, which has enabled residential areas to expand outside Montreal's urban core, and the attraction of the suburbs for young people wishing to buy homes and raise families.

Table 7 shows changes in the total population of South Shore municipalities from 1971 to 1981 compared with changes on the Island of Montreal and the Province of Quebec in the same years.

Between 1971 and 1981, the population of the South Shore went from 285,240 to 419,850, increasing 47.2%. The population of the Island of Montreal fell by 10.2% and that of Quebec rose 6.8% during the same period.

Growth was shared by all South Shore municipalities, with the exception of Ville Lemoyne. In terms of absolute figures, the cities of Brossard, Longueuil and St Hubert were mainly responsible for the population explosion, accounting for a total increase of 76,315.

In relative terms, the small municipalities around the periphery registered phenomenal performances. St Julie, for example, practically quintupled during the decade, and St Mathieu more than doubled.

5.2 TOTAL POPULATION BY AGE AND SEX

Figure 1 shows the age pyramid of the total South Shore population for 1971 and 1981. Percentages for each sex have been broken down into five-year age segments.

The population of the South Shore is relatively young. In 1981, more than one-third of residents were under 20 years of age, while the figure was 31% for Quebec and 25% for the Island of Montreal.

However, despite the influx of young families during the decade, the population aged somewhat. The under-20 group fell from 48% in 1971 to 35% in 1981. This was chiefly due to the falling birth rate.

5.3 TOTAL POPULATION BY MOTHER TONGUE

As Table 8 shows, the French-speaking community represents 82.5% of the total population of the South Shore. The English community makes up 12.4%. On the Island of Montreal, these groups account for 59.9% and 22.4%, respectively. In the province as a whole, 82.4% of the population is French-speaking, while 11% is English-speaking.

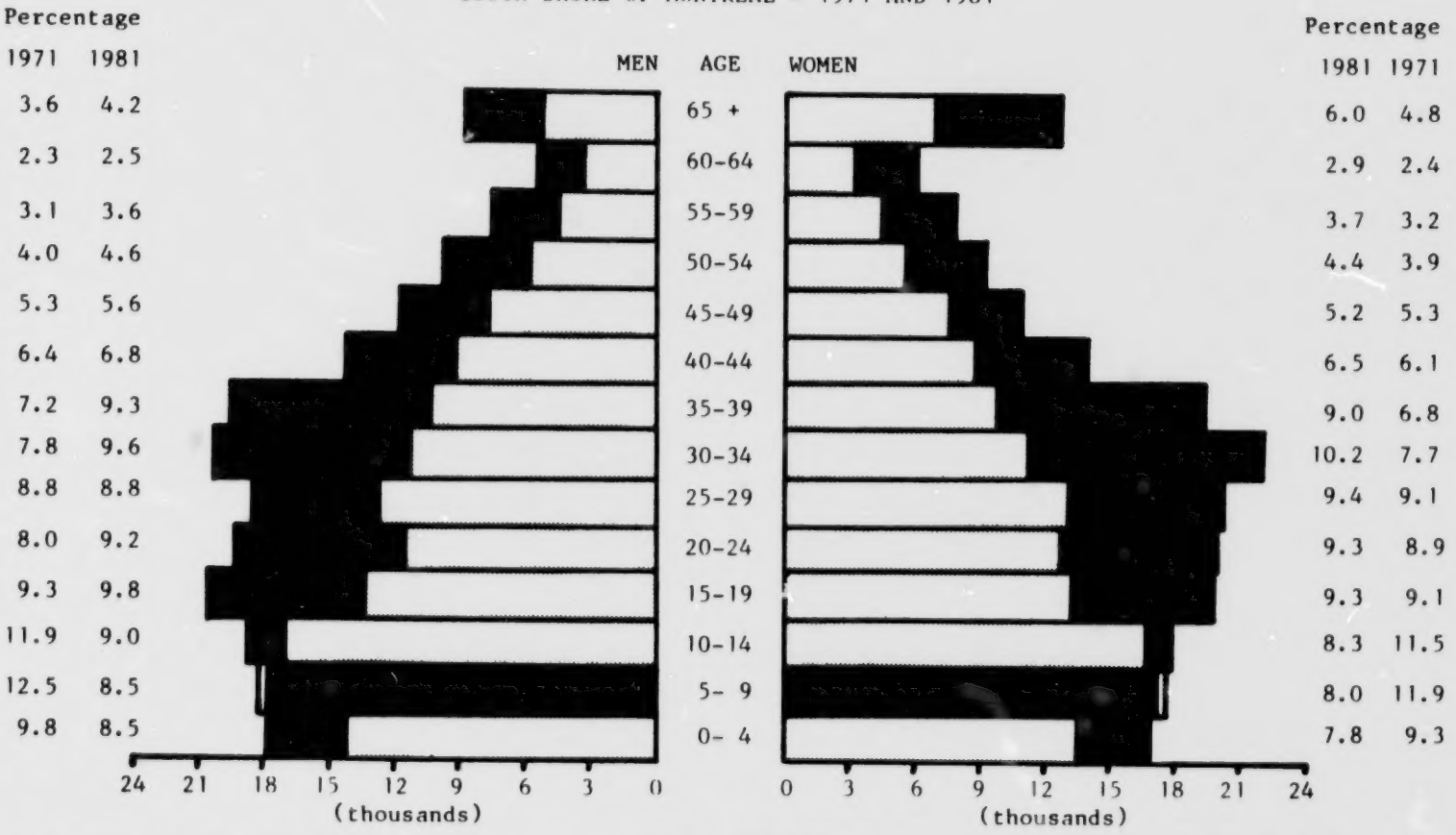
Groups with mother tongues other than French and English represent only 5.1% of the population. They are spread throughout the community, and no particular group stands out.

TABLE 7
TOTAL POPULATION: CHANGES AND GROWTH RATES
SOUTH SHORE OF MONTREAL
ISLAND OF MONTREAL AND PROVINCE OF QUEBEC - 1971-1981

MUNICIPALITY	1971	1976	1981	PERCENTAGE VARIATION FROM 1971 to 1981
Boucherville	19,997	25,530	29,704	48.5
Brossard	26,365	40,370	52,232	98.1
Calixa Lavallée	390	389	436	11.8
Candiac	5,185	7,166	8,502	64.0
Delson	2,941	4,241	4,935	67.8
Greenfield Park	15,348	18,430	18,527	20.7
Laprairie	8,309	9,173	10,627	27.9
Lemoyne	8,194	7,202	6,137	-25.1
Longueuil	97,590	122,429	124,320	27.4
St Amable	2,392	3,128	4,268	78.4
St Basile Le Grand	4,402	5,843	7,658	74.0
St Bruno	15,780	21,272	22,880	45.0
St Constant	5,728	7,659	9,938	73.5
St Hubert	36,855	49,706	60,573	64.4
St Lambert	18,616	20,318	20,557	10.4
St Mathieu	735	1,227	1,532	108.4
St Philippe	1,655	2,292	3,169	91.5
St Catherine	3,934	5,036	6,372	62.0
St Julie	2,559	8,666	14,243	456.6
Varennes	5,264	6,469	8,764	66.5
Verchères	3,005	3,586	4,473	48.9
SOUTH SHORE OF MONTREAL	285,240	370,130	419,850	47.2
ISLAND OF MONTREAL	1,959,143	1,869,641	1,760,122	-10.2
PROVINCE OF QUEBEC	6,027,765	6,234,445	6,438,405	6.8

SOURCE: Statistics Canada, Census of Canada 1976, catalogue 92-903; Census of Canada 1981, catalogue 93X-941 (E-575).

FIGURE 1
TOTAL POPULATION BY AGE AND SEX
SOUTH SHORE OF MONTREAL - 1971 AND 1981



Total men: 1981: 207 980
1971: 142 645

Total women: 1981: 211 870
1971: 142 565

SOURCE: Statistics Canada, Census of Canada 1981, catalogue 93-917
Census of Canada 1971, microcards 10305

TABLE 8
TOTAL POPULATION BY MOTHER TONGUE
SOUTH SHORE OF MONTREAL
ISLAND OF MONTREAL AND PROVINCE OF QUEBEC - 1981

MOTHER TONGUE	SOUTH SHORE OF MONTREAL	ISLAND OF MONTREAL	PROVINCE OF QUEBEC
French	82.5	59.9	82.4
English	12.4	22.4	11.0
Other	5.1	17.7	6.6
TOTAL	100 %	100 %	100 %

SOURCE: Statistics Canada, Census of Canada 1981, Tables produced for the Canada Employment and Immigration Commission.

5.4 LABOUR MARKET INDICATORS

Table 9 shows the labour market indicators for the community by sex and age group.

Between 1971 and 1981, the adult population of the South Shore increased 66.4%, while the labour force grew by 95%.

The much faster increase in the labour force as compared with adult population was chiefly due to the influx of women into the labour market. Between 1971 and 1981, the participation rate of women rose from 35.6% to 51.9%. However, the male participation rate remained substantially higher, particularly among the older age groups.

The overall participation rate on the South Shore exceeds the Quebec rate by about 5%, among both men and women.

The number of employed persons increased at about the same rate as the labour force during the decade, as reflected by a slight drop in the unemployment rate.

The ratio of employed persons to adult population was much better on the South Shore than throughout the province. It was about 8% higher among men and 5% higher among women.

TABLE 9
LABOUR MARKET INDICATORS BY AGE AND SEX
SOUTH SHORE OF MONTREAL - 1981

INDICATOR		TOTAL	15-19 years	20-24 years	25-44 years	45-64 years	65 and over
Adult population	Total	312,785	39,840	38,845	146,150	68,200	19,745
	Men	153,370	20,315	19,615	71,680	33,950	8,260
	Women	159,420	19,525	19,680	74,475	34,250	11,485
Labour force	Total	207,950	16,215	32,945	112,985	43,840	1,970
	Men	125,190	8,635	17,505	68,385	29,365	1,300
	Women	82,760	7,585	15,440	44,595	14,470	675
Employed persons	Total	190,845	12,560	28,765	106,305	41,350	1,865
	Men	116,940	6,770	15,250	65,640	28,030	1,250
	Women	73,910	5,795	13,505	40,670	13,330	615
Unemployed	Total	17,105	3,650	4,180	6,680	2,485	105
	Men	8,250	1,860	2,250	2,775	1,340	45
	Women	8,855	1,790	1,930	3,925	1,145	60
Not in labour force	Total	104,830	23,630	5,900	33,165	24,365	17,775
	Men	28,175	11,685	1,660	3,290	4,585	6,965
	Women	76,655	11,945	4,240	29,880	19,780	10,815
Participation rate	Total	66.5	40.7	84.8	77.3	64.3	10.0
	Men	81.6	42.5	91.3	95.4	86.5	15.7
	Women	51.9	38.8	78.5	59.9	42.2	5.9
Unemployment rate	Total	8.2	22.5	12.7	5.9	5.7	5.3
	Men	6.6	21.5	12.9	4.0	4.6	3.5
	Women	10.7	23.6	12.5	8.8	7.9	8.9
Ratio: employed persons/ adult population	Total	61.0	31.5	74.1	72.7	60.6	9.4
	Men	76.2	33.3	79.6	91.6	82.6	15.1
	Women	46.4	29.7	68.6	54.6	38.9	5.4

SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

5.5 LABOUR FORCE BY LEVEL OF SCHOOLING

Figure 2 shows the level of schooling of the labour force on the South Shore. (The concept of labour force allows us to exclude students for the most part).

On the whole, both sexes in the labour force have about the same level of education. Slightly more men have university degrees than women, but more women than men have completed nine years of education.

The labour force of the community is better educated than that of the province as a whole. Some 21% of this population has a university education, as opposed to 18.4% in Quebec. The proportion of the labour force with more than 13 years of education is 47.6% in the area, compared with 42.7% in Quebec.

5.6 EMPLOYED PERSONS BY MAJOR OCCUPATIONAL GROUP

Figure 3 shows the breakdown of employed persons in the area by major occupational group and sex.

The clerical sector - typists, bookkeepers, clerks, receptionists - is by far the largest, with 22% of workers, employing mainly women. The managerial and administrative sector, where men clearly dominate, is in second place.

In third place are services (security, accommodation, restaurants, personal care, clothing maintenance, etc), followed by sales, and product fabricating, assembly and repairing. These five groups together account for 61.7% of employed persons on the South Shore.

Men are much more evenly distributed among the various groups than women. Five of the major occupational groups alone account for 80% of employed women, while nine groups account for 80% of employed men.

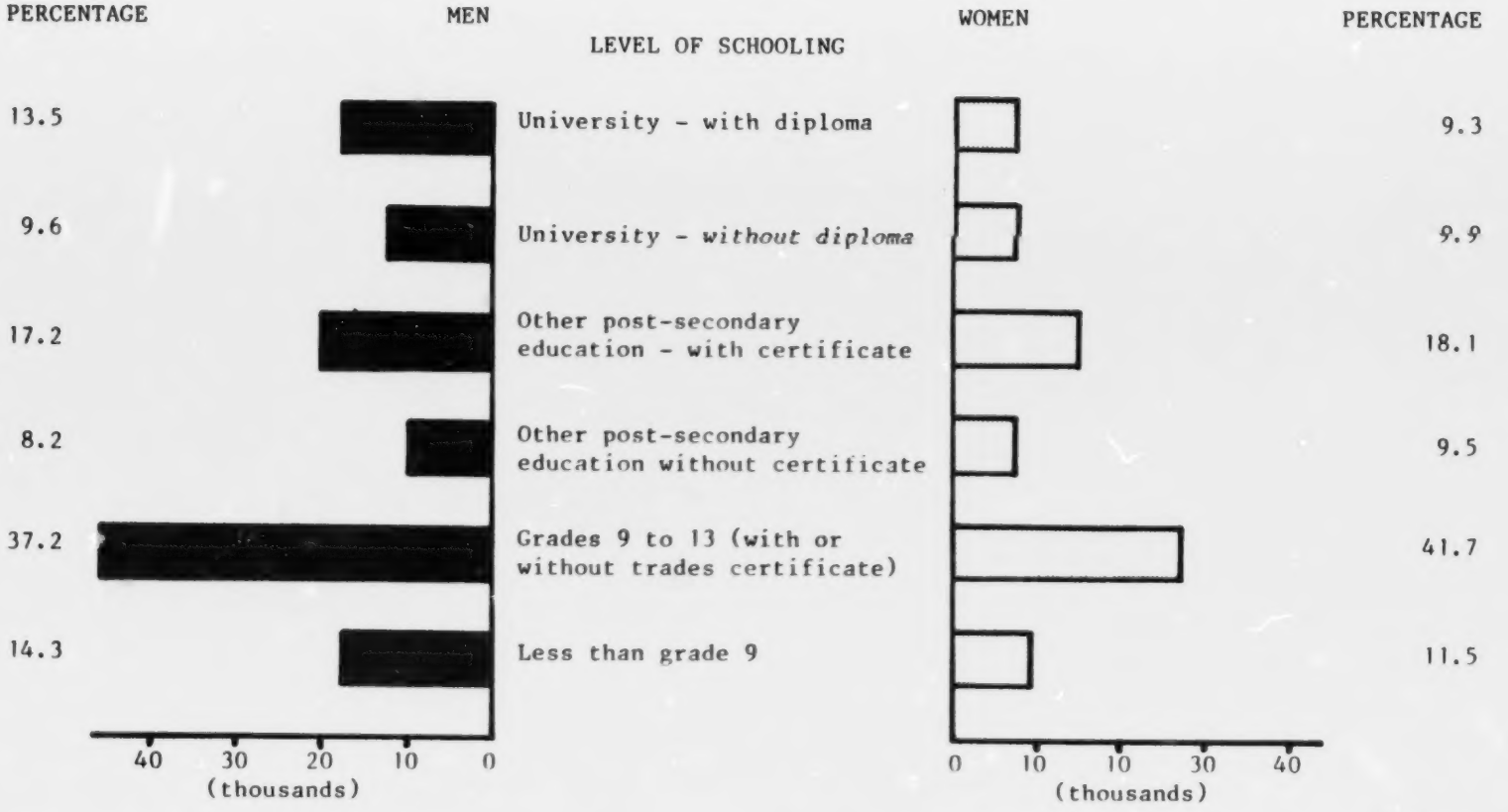
5.7 EMPLOYED PERSONS BY INDUSTRIAL SECTOR

Figure 4 shows the breakdown of employed persons on the South Shore by economic sector and sex.

The community, business and personal services sector is clearly the largest employer, with 29.4% of all workers. This is the main employment sector for women: over 43.3% work in community, business and personal services.

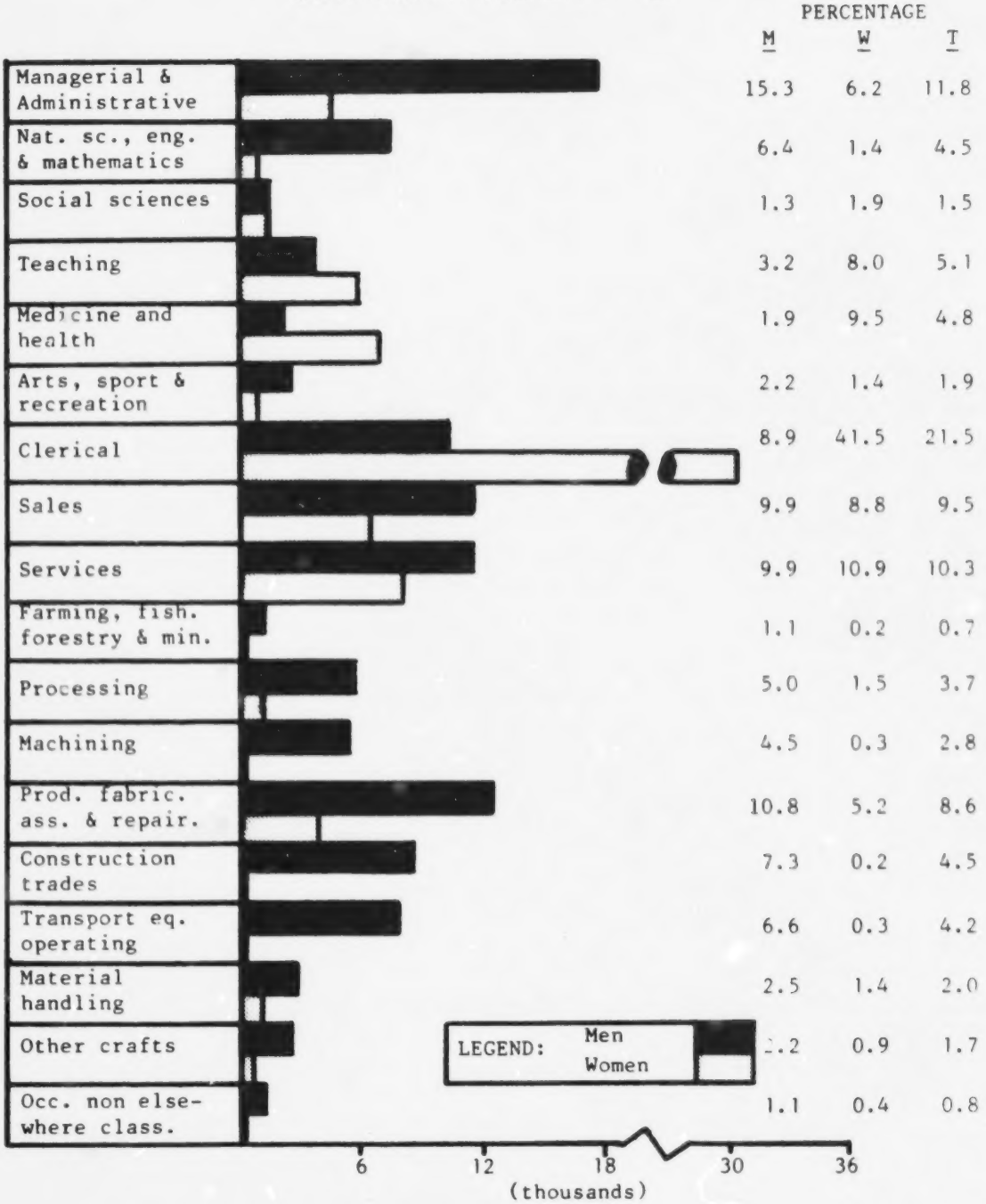
The manufacturing sector, with 22.3% of employed persons, is in second place. It is the major employer of men.

FIGURE 2
LABOUR FORCE BY HIGHEST LEVEL OF SCHOOLING AND SEX
SOUTH SHORE OF MONTREAL - 1981



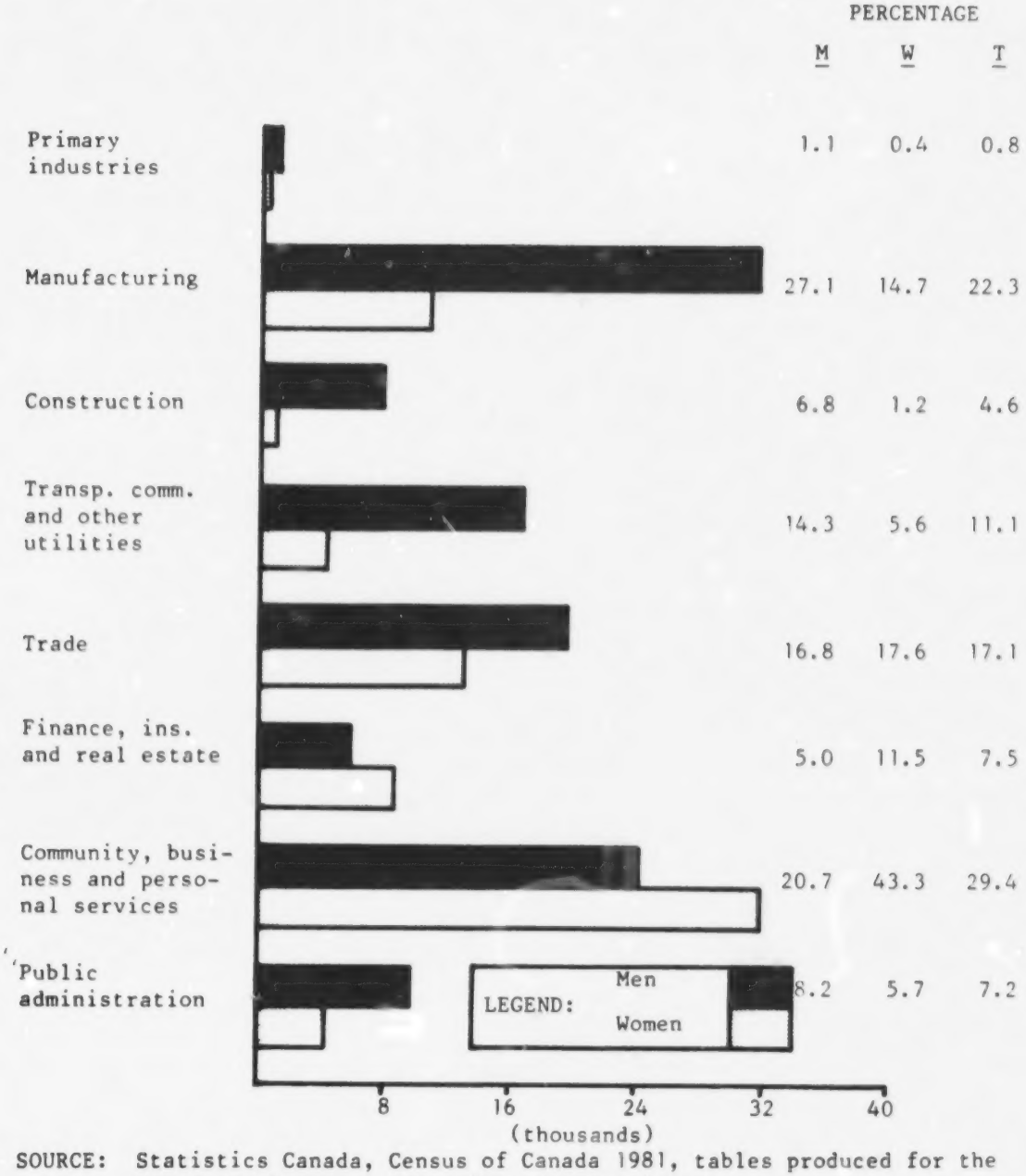
SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

FIGURE 3
EMPLOYED PERSONS BY OCCUPATIONAL GROUP AND SEX
SOUTH SHORE OF MONTREAL - 1981


PERCENTAGE
M W T
Managerial & Administrative 15.3 6.2 11.8
Nat. sc., eng. & mathematics 6.4 1.4 4.5
Social sciences 1.3 1.9 1.5
Teaching 3.2 8.0 5.1
Medicine and health 1.9 9.5 4.8
Arts, sport & recreation 2.2 1.4 1.9
Clerical 8.9 41.5 21.5
Sales 9.9 8.8 9.5
Services 9.9 10.9 10.3
Farming, fish. forestry & min. 1.1 0.2 0.7
Processing 5.0 1.5 3.7
Machining 4.5 0.3 2.8
Prod. fabric. ass. & repair. 10.8 5.2 8.6
Construction trades 7.3 0.2 4.5
Transport eq. operating 6.6 0.3 4.2
Material handling 2.5 1.4 2.0
Other crafts 2.2 0.9 1.7
Occ. non elsewhere class. 1.1 0.4 0.8
LEGEND: Men Women
6 12 18 30 36
(thousands)

SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

FIGURE 4
EMPLOYED PERSONS BY INDUSTRIAL SECTOR AND SEX
SOUTH SHORE OF MONTREAL - 1981



SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

The trade sector is next, with 17.1% of employed persons. These three major groups account for nearly 70% of employed persons on the South Shore.

5.8 HABITUAL FLOW OF WORKERS

Table 10 provides figures on the habitual movement of workers between the South Shore and surrounding areas.

The "workers entering" column indicates the number of employed persons leaving their place of residence to come and work in the area. The "workers leaving" column shows employed persons who live in the community but work outside. Finally, the "net movement" column shows the difference between the number leaving and the number entering.

TABLE 10
HABITUAL FLOW OF WORKERS
SOUTH SHORE OF MONTREAL - 1981

ORIGIN AND DESTINATION	WORKERS ENTERING	WORKERS LEAVING	NET FLOW
Island of Montreal	16,705	96,205	-79,500
eastern	3,830	12,275	- 8,445
central	2,550	6,690	- 4,140
central northern	3,480	5,935	- 2,455
central southern	2,670	49,245	-46,575
northwestern	2,320	14,200	-11,880
western	1,855	7,860	- 6,605
Montreal - North Shore	3,250	1,905	1,345
Laval	1,740	1,145	595
Other municipalities	1,510	760	750
Southern periphery of community	9,280	4,785	4,495
TOTAL	29,235	102,895	-73,660

SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

In 1981, there were 190,840 workers on the South Shore, and 117,180 jobs. The difference of 73,660 workers is due to the fact that 29,235 workers enter the territory, while 102,895 leave.

More than half of employed persons on the South Shore work elsewhere. Their main destination is the Island of Montreal, particularly the central southern part of the Island.

On the other hand, one-quarter of the community's jobs are filled by workers from the outside, mainly from the Island of Montreal and the area to the south of the community.

These figures reflect the residential nature of the South Shore, but also show how it draws workers from municipalities to the south.

6- ECONOMY AND LABOUR MARKET

Montreal's South Shore has enjoyed many benefits from its population growth, including an increase in demand for goods and services. The community's dynamism depends largely, therefore, on the trade and community, business and personal services sectors.

In addition, large high-technology firms, such as Pratt & Whitney Canada Inc, ASEA Inc, Héroux Inc and Cegelec Canada Inc, have contributed to the strength of the South Shore's manufacturing sector and spurred economic development.

Note that the terms "workers", "employees" and "labour force" used in this chapter all refer to the concept of employment (see Chapter 5 for definition).

6.1 INDUSTRIAL STRUCTURE

The complex industrial structure of the South Shore will be analysed under three headings: major industries, the manufacturing sector, and the community, business and personal services sector.

Each section includes a figure and two tables showing numbers of firms and employment in each sector. Except where otherwise indicated, changes in each sector are shown in terms of employment only.

The data are from an inventory of firms compiled by the Canada Employment and Immigration Commission for each Canada Employment Centre (CEC) territory in the Montreal Metropolitan District.

The reader will notice that the total employment figure obtained through this source does not correspond to the Statistics Canada figure from the 1981 census. This discrepancy is partly due to the recession, which caused employment levels to drop between 1981 and 1985. Also, the inventory of firms, unlike the census, did not take into account persons working at home or with no usual place of work.

6.1.1 Major Industries

The largest industrial sector in the area is community, business and personal services. It accounts for nearly 32% of total employment.

This share of employment is chiefly due to the presence of numerous hospitals and schools and the number of people who work in the hotels and restaurant industry.

FIGURE 5
NUMBER OF FIRMS AND EMPLOYMENT BY MAJOR INDUSTRY
SOUTH SHORE OF MONTREAL - 1985

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

TABLE 11
NUMBER OF FIRMS BY MAJOR INDUSTRY AND FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Primary industries	75	18	2	2	-	-	-	-	97
Manufacturing	265	229	84	57	23	14	2	1	675
Construction	459	168	31	6	1	-	-	-	665
Transportation, communication and other utilities	92	72	33	15	4	5	1	-	222
Trade	2,014	831	136	36	17	6	1	-	3,041
Finance, insurance and real estate	149	192	71	4	-	-	-	-	416
Community, business and personal services	1,636	755	228	49	22	11	3	3	2,707
Public administration and defence	16	53	28	10	7	5	4	1	124
ALL MAJOR INDUSTRIES	4,706	2,318	613	179	74	41	11	5	7,947

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

TABLE 12
EMPLOYMENT BY MAJOR INDUSTRY AND FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Primary industries	212	216	70	110	-	-	-	-	608
Manufacturing	698	2,748	2,926	3,897	3,179	3,998	1,250	7,600	26,296
Construction	1,160	2,016	1,078	375	125	-	-	-	4,754
Transportation, communication and other utilities	237	864	1,146	946	532	1,186	691	-	5,602
Trade	5,081	9,972	4,713	2,456	2,052	1,550	500	-	26,324
Finance, insurance and real estate	378	2,304	2,456	227	-	-	-	-	5,365
Community, business and personal services	4,135	9,060	7,903	2,998	2,828	2,787	2,115	4,410	36,236
Public administration and defence	43	636	976	720	975	1,355	2,813	1,552	9,070
ALL MAJOR INDUSTRIES	11,944	27,816	21,268	11,729	9,691	10,876	7,369	13,562	114,255

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

Recent population growth in the community has stimulated this sector. With the passage of time, profound structural changes in the economy have given it a growing share of total employment. The continued influence of these factors points to a bright future for the sector.

Manufacturing and trade share second place, each with 23% of total employment in the community. Trade is comparatively strongly represented on the South Shore. In Quebec as a whole, this industry accounted for only 17.5% of employment in 1985.

Concentrated mainly in retail sales, this is the sector with the largest number of firms. There are many stores in shopping centres, drawing many shoppers from outside the area.

For several years, employment in this sector has been growing steadily at a faster rate than employment in the economy as a whole. Growth is expected to continue for the next few years.

Manufacturing employment on the South Shore is also relatively high, especially for a largely residential community. Manufacturing employment accounted for 19.5% of employment in Quebec in 1985.

The availability of industrial space in the community and presence of growing high-technology industries provides the sector with strong potential for development.

Public administration is also well represented on the South Shore. It accounts for 7.9% of employment, compared with 7% in Quebec as a whole.

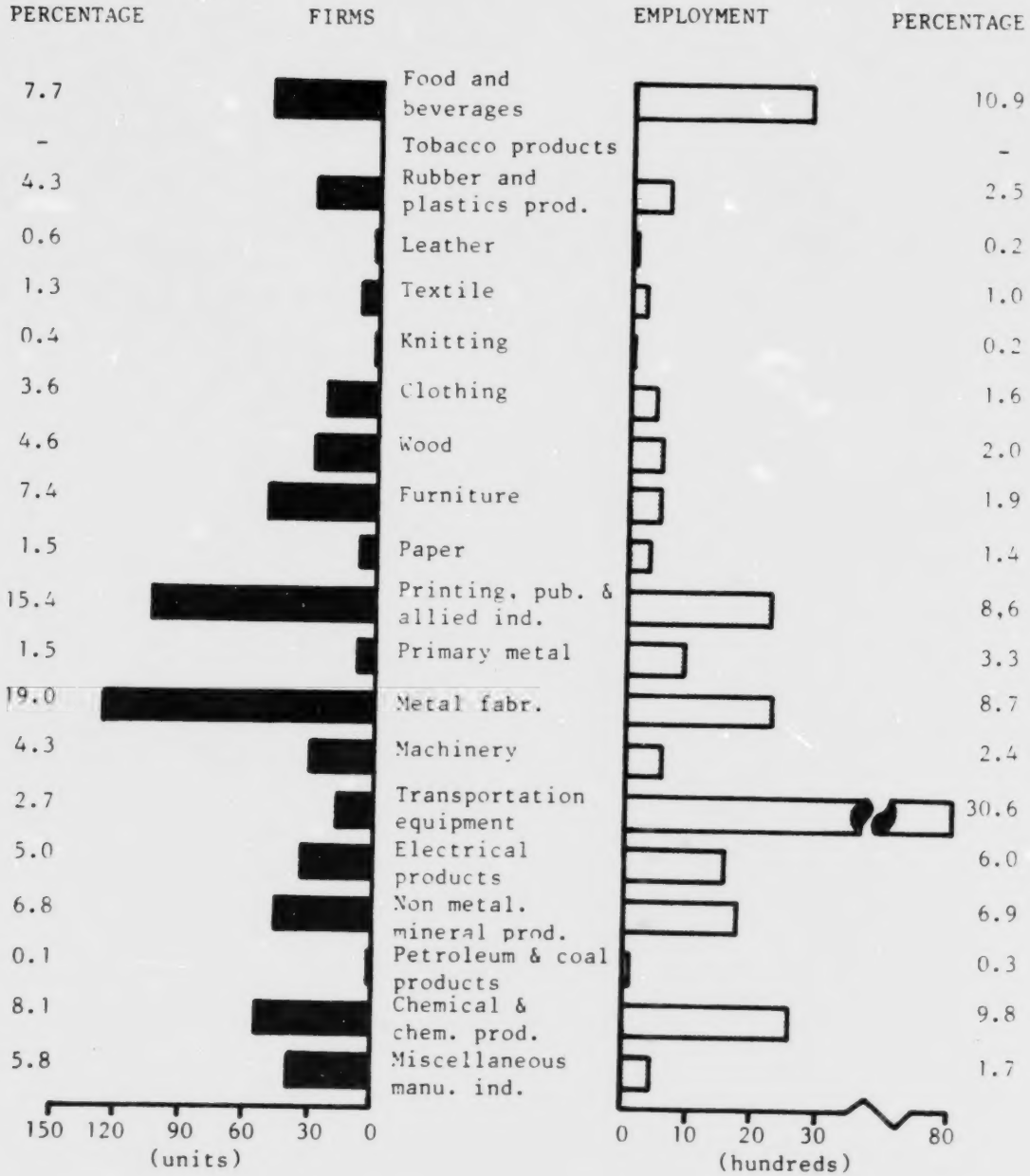
Finance, insurance and real estate, transportation, communication and other utilities, construction and primary industries are of less importance in the industrial structure. Together, they account for some 14% of total employment.

6.1.2 Manufacturing

Statistics Canada breaks the manufacturing sector down into 20 industries. For purposes of analysis, they may be gathered into groups on the basis of common characteristics and trends.

Plastics, machinery, transportation equipment and electrical products are the high-technology industries. They employ 41.5% of manufacturing workers on the South Shore. As a comparison, this percentage is approximately 20% both on the Island of Montreal and throughout Quebec.

FIGURE 6
NUMBER OF FIRMS AND EMPLOYMENT IN MANUFACTURING
SOUTH SHORE OF MONTREAL - 1985



SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

TABLE 13
NUMBER OF FIRMS IN MANUFACTURING BY FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Food and beverages	8	23	10	6	2	1	2	-	52
Tobacco	-	-	-	-	-	-	-	-	-
Rubber and plastics	7	11	7	3	1	-	-	-	29
Leather	1	2	1	-	-	-	-	-	4
Textiles	3	2	1	3	-	-	-	-	9
Knitting	2	-	1	-	-	-	-	-	3
Clothing	9	11	1	3	-	-	-	-	24
Wood	11	15	2	2	1	-	-	-	31
Furniture and fixtures	35	9	3	3	-	-	-	-	50
Paper and related products	2	4	2	1	1	-	-	-	10
Printing, publishing and allied industries	54	31	8	6	3	2	-	-	104

TABLE 13 (cont'd)
NUMBER OF FIRMS IN MANUFACTURING BY FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Primary metals	-	1	4	3	1	1	-	-	10
Metal products (excluding machinery and transportation equipment)	57	43	18	7	2	1	-	-	128
Machinery (except electrical)	8	14	2	4	1	-	-	-	29
Transportation equipment	10	4	2	-	-	1	-	1	18
Electrical products	8	15	3	4	1	3	-	-	34
Non-metallic mineral products	18	17	3	3	3	2	-	-	46
Petroleum and coal products	-	-	-	1	-	-	-	-	1
Chemical and chemical products	11	15	12	6	7	3	-	-	54
Miscellaneous manufacturing industries	21	12	4	2	-	-	-	-	39
ALL MANUFACTURING	265	229	84	57	23	14	2	1	675

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

TABLE 14
EMPLOYMENT IN MANUFACTURING BY FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Food and beverages	22	276	349	421	295	260	1 250	-	2,873
Tobacco	-	-	-	-	-	-	-	-	-
Rubber and plastics	20	132	245	158	100	-	-	-	655
Leather	3	24	35	-	-	-	-	-	62
Textiles	9	24	35	190	-	-	-	-	258
Knitting	5	-	35	-	-	-	-	-	40
Clothing	25	132	35	222	-	-	-	-	414
Wood	30	180	70	132	125	-	-	-	537
Furniture and fixtures	92	108	104	189	-	-	-	-	493
Paper and related products	6	48	70	75	165	-	-	-	364
Printing, publishing and allied industries	138	372	277	467	497	505	-	-	2,256

TABLE 14 (cont'd)
EMPLOYMENT IN MANUFACTURING BY FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Primary metals	-	12	139	229	175	303	-	-	858
Metal products (excluding machinery and transportation equipment)	146	516	625	465	286	240	-	-	2 278
Machinery (except electrical)	21	168	70	266	109	-	-	-	634
Transportation equipment	27	48	70	-	-	296	-	7 600	8 041
Electrical products	21	180	105	277	100	894	-	-	1 577
Non-metallic mineral products	49	204	105	253	400	810	-	-	1 821
Petroleum and coal products	-	-	-	90	-	-	-	-	90
Chemical and chemical products	29	180	417	344	927	690	-	-	2 587
Miscellaneous manufacturing industries	55	144	140	119	-	-	-	-	458
ALL MANUFACTURING	698	2 748	2 926	3 897	3 179	3 998	1 250	7 600	26 296

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

This concentration of employment can be explained chiefly by the presence of Pratt & Whitney Canada Inc, a giant in the field of aeronautics. In addition to its staff of some 7,600 workers, the company awards major contracts to other firms in the community.

Other major employers in this industrial group include Héroux Inc, in transportation equipment, Cégelec Canada Inc, Asea Inc and Electrovert Ltd, in industrial electrical products, Mec-Fab Inc, in machinery and Le Groupe Hamelin Inc, in plastics.

In the past few years, employment in this group of industries has grown considerably. The sector has capitalized on a rapidly expanding market to strengthen its position in the economy of the community.

The technological advantage of certain firms points to growth in the future.

Five other sectors occupy an important place in the manufacturing structure of the community. In order of number of jobs, they are: food and beverages, chemical products, metal products, printing and publishing, and non-metal mineral products.

In the food and beverage industry, employment is concentrated mainly in bakery and dairy products. Weston Bakeries Ltd, Interbake Foods Ltd, Lido Biscuits Ltd and Delisle Foods Ltd are among the largest firms.

Employment in the chemicals industry has remained fairly steady in the last few years. Technological progress has enabled it to cope with demand and maintain a high productivity level.

A number of important investment projects should enable the industry to maintain its competitive edge and stimulate job creation. Petromont Inc is undertaking a revitalization program, investing $20 million in its Varennes plant; Himont Canada is constructing a new polypropylene plant; Dow Chemical has just opened a polyethylene bag plant; NL Chem Canada is enlarging its plant in order to double its production capacity.

In metal products, employment is concentrated in a number of small and medium-sized firms. Mark-Hot Inc has over 200 workers in the community.

After taking a beating in the last recession, employment in this industry is now fairly stable. Increased productivity through technological advances have enabled the industry to keep up with growing demand for products.

Chiefly active in commercial printing, platemaking and photocomposition, the printing and publishing industry has seen remarkable growth in recent years. Major employers include Imprimerie Canadienne Gazette Ltd, Southam Specialty Printing Ltd, Jonergin Co Inc, and Villemaire et Frères.

Largely dependent on the construction sector, which has also done well, the non-metallic mineral products industry has performed well over the past few years. Its share of employment is particularly high in the community. The largest firms include Consumers Packaging, Fiberglass Canada Inc. Asbestonos Corporation Ltd and Westroc Industries Ltd.

The Miron cement company is soon to relocate its facilities to the South Shore, creating another 500 jobs in the industry there.

Other industries are less important, accounting for 13.6% of manufacturing employment in the area.

6.1.3 Community, Business and Personal Services

The industry that generates the most employment in this sector is education, employing 31.5% of sector workers. Apart from the many primary and secondary schools, there are two general and professional colleges (known as CEGEPs), as well as the administrations of two regional school boards. These institutions employ the majority of workers.

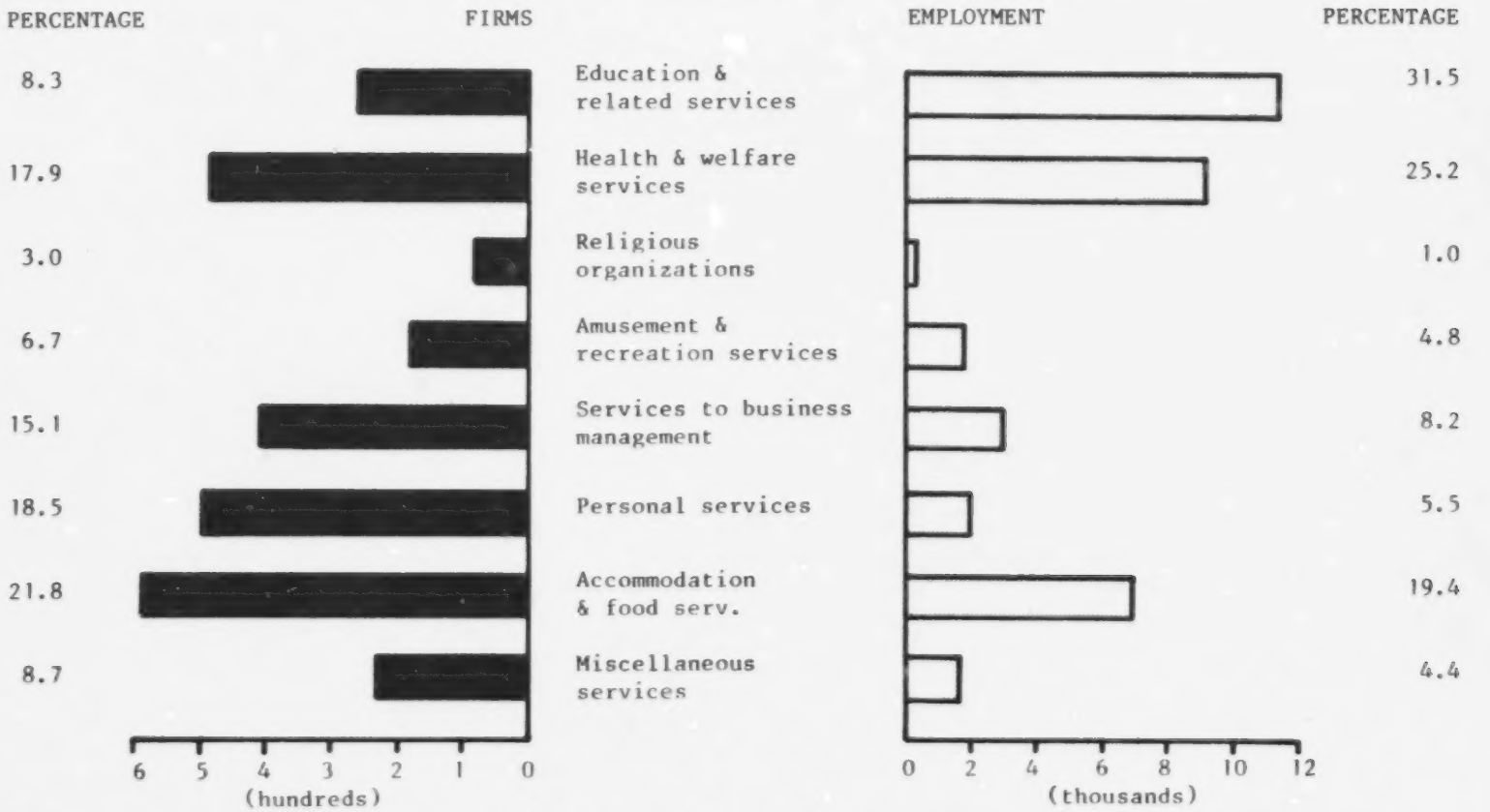
Population growth, increased time spent in school and the development of adult education have contributed to employment growth in the sector.

With 25.2% of employment, health and welfare services are in second place. The industry may be divided into two distinct categories: first, nursing homes and hospitals, which account for two-thirds of workers, and second, doctors (GPs and specialists) and various health care organizations.

These services have grown steadily over the last 20 years. Because of the increasing number of daycare centres and the growing health care needs of the aging population, employment in this industry should continue to rise, albeit at a more moderate rate.

Accommodation and food services is in second place, accounting for nearly 20% of employment in the sector. Food services is by far the largest employer. Closely associated with the lifestyle of the population, employment in this industry has been growing steadily for the past 20 years. Population growth and the advent of fast-food restaurants have contributed to expansion. The future of this industry looks bright.

FIGURE 7
NUMBER OF FIRMS AND EMPLOYMENT IN COMMUNITY, BUSINESS AND PERSONAL SERVICES
SOUTH SHORE OF MONTREAL - 1985



SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985. unpublished documents.

TABLE 15
NUMBER OF FIRMS IN COMMUNITY, BUSINESS AND PERSONAL SERVICES
BY FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Education and related services	25	55	109	17	7	9	2	1	225
Health and welfare services	290	148	24	11	8	1	1	2	485
Religious organizations	64	17	-	-	-	-	-	-	81
Amusement and recreation	121	33	23	4	-	-	-	-	181
Services to business management	275	117	10	4	3	-	-	-	409
Personal services	432	64	4	-	-	-	-	-	500
Accommodation and food services	250	269	56	12	2	1	-	-	590
Miscellaneous services	179	52	2	1	2	-	-	-	236
ALL COMMUNITY, BUSINESS AND PERSONAL SERVICES	1 636	755	228	49	22	11	3	3	2 707

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

TABLE 16
EMPLOYMENT IN COMMUNITY, BUSINESS AND PERSONAL SERVICES
BY FIRM SIZE
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000 or more employees	TOTAL
Education and related services	66	660	3 777	1 060	956	2 387	1 515	1 000	11 421
Health and welfare services	734	1 776	835	685	893	200	600	3 410	9 133
Religious organizations	161	204	-	-	-	-	-	-	365
Amusement and recreation	306	396	797	226	-	-	-	-	1 725
Services to business management	694	1 404	349	220	319	-	-	-	2 986
Personal services	1 084	768	140	-	-	-	-	-	1 992
Accommodation and food services	629	3 228	1 935	744	280	200	-	-	7 016
Miscellaneous services	461	624	70	63	380	-	-	-	1 598
ALL COMMUNITY, BUSINESS AND PERSONAL SERVICES	4 135	9 060	7 903	2 998	2 828	2 787	2 115	4 410	36 236

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

Services to business management account for 8.2% of employment in the sector. This industry consists mainly of small firms; Groupe Conseil SM Inc, a firm of consulting engineers, has over 200 employees.

Growth in this industry has been impressive in the past few years. Management and data processing consultants have also contributed substantially to employment in this group of industries. Increases should continue in coming years.

6.2 WAGE RATES

Table 17 lists major occupations and wage rates. These occupations were chosen on the basis of the large numbers of workers they represent on the South Shore and their relevance to private sector firms.

In addition to the occupation, the table shows the industry covered in each case. The notation "any industry" means that the wage is representative of all industries. The wage range is based on a decile scale from which the top and bottom 10% of wages have been eliminated. The average wage, as well as the wage range, are given in weekly or hourly rates.

Although the wage rates are for the Montreal Metropolitan Area, they are applicable to the South Shore, given its prominence as a centre of employment in the region for the occupations selected.

6.3 RESEARCH CENTRES

Innovation and research are vital to the economic growth and development of a region. The South Shore is a growing centre for research, and its prominence in this field is assured by the fact that four major research centres are located there.

The Hydro Quebec Research Institute at Varennes is one of the largest electrical and industrial laboratories in North America. Research is conducted there on high-voltage elecrical processing and long-distance transmission equipment.

In Longueuil, Pratt & Whitney Canada Inc is doing the most important Canadian research in aeronautics. Its aircraft engines also have applications in other, more conventional fields. The company's research and development centre has some of the world's most sophisticated computer-assited design systems.

The federal government has opened the Industrial Materials Research Institute in Boucherville. It specializes in research on the use of ferrous and nonferrous metals, polymers, ceramics and composite materials in manufacturing processes.

TABLE 17
WAGE RATES BY OCCUPATION
MONTREAL METROPOLITAN AREA - 1986

OCCUPATION	INDUSTRY	AVERAGE WAGE ($)	WAGE RANGE ($)
Office manager	Any industry	616/week	443 - 798
Credit manager	Savings and Credit	516/week	405 - 658
Senior bookkeeper	Any industry	459/week	313 - 614
Senior secretary	Any industry	418/week	350 - 511
Senior draughter	Any industry	594/week	501 - 691
Senior computer operator	Any industry	449/week	331 - 564
Senior programmer	Any industry	611/week	468 - 769
Senior systems analyst	Any industry	730/week	594 - 868
Electrical engineering technician	Telecommu-nications	535/week	502 - 562
Carpenter, maintenance	Any industry	12.89/hr	9.89 - 15.00
Electrician, maintenance	Any industry	14.06/hr	12.05 - 16.50
Machinist, maintenance	Any industry	13.84/hr	11.48 - 16.75
Machinist, general	Machine shops	13.30/hr	10.85 - 14.35
Machinist, general	Aircraft and parts	13.09/hr	11.17 - 14.22
Painter, maintenance	Any industry	12.38/hr	10.38 - 14.20
Pipe fitter, maintenance	Any industry	14.63/hr	13.19 - 17.41

TABLEAU 17 (cont'd)
WAGE RATES BY OCCUPATION
MONTREAL METROPOLITAN AREA - 1986

OCCUPATION	INDUSTRY	AVERAGE WAGE ($)	WAGE RANGE ($)
Plumber, maintenance	Any industry	13.58/hr	11.46 - 14.99
Welder, maintenance	Any industry	13.32/hr	10.32 - 16.03
Millwright	Any industry	14.00/hr	10.64 - 18.14
		12.71/hr	11.08 - 13.33
Assembler, Production	Electrical industrial equipment	11.25/hr	9.41 - 13.00
Motor-vehicle mechanic, gasoline	Motor vehicle repairs	12.57/hr	9.31 - 13.84
Motor-vehicle mechanic, diesel	Motor vehicle repairs	12.62/hr	10.50 - 14.37
Body repairer	Motor vehicle repairs	12.62/hr	9.67 - 14.33
Truck driver, general	Wholesale trade	11.46/hr	8.18 - 15.96
	Retail trade	11.13/hr	7.39 - 12.95
Inspector, electronic systems	Telecommunications		
Offset pressman	Printing and Publishing	16.17/hr	10.33 - 20.36
Web presser (typesetting)	Printing and Publishing	21.83/hr	10.64 - 26.36

SOURCE: Canada Employment and Immigration Commission, Guide to Wage Rates, Metropolitan Montreal, 1986.

The Bristol-Myers Pharmaceutical Group, in Candiac, conducts pharmaceutical research, specializing in chemical and organic synthesis.

Several other firms have research and development programs, although they have no research centres as such. These include Sidbec Dosco Ltd, Cegelec Canada Inc, Mec-Fab Inc, Electrovert and Asea Inc, which employ a considerable number of scientists to develop and refine their products.

6.4 MAJOR FIRMS

Table 18 provides a list of firms in the territory employing more than 100 workers. Head and branch offices of firms have been considered as separate units. The employment figure represents an annual average.

These figures are subject to sudden change and the reader should regard them as indicators rather than as absolutes.

Note that the education, health care and public administration sectors have been excluded from the list since specific information on them is provided in subsequent sections.

TABLE 18
MAJOR FIRMS
SOUTH SHORE OF MONTREAL - 1985

FIRM	MAIN ACTIVITY	EMPLOYMENT
Pratt & Whitney Canada Inc.	Aircraft engines	7,600
Montreal South Shore Transit Commission	Bus transportation	691
Weston Bakeries Ltd	Bakery products	600
Hydro Quebec Research Institute	Electricity research	559
RONA Inc	Wholesale hardware	500
Consumers Packaging Inc	Glass	425
Fiberglass Canada Inc	Insulation	385
Sears Canada Inc	Retail department stores	350
Héroux Inc	Aircraft parts	350
Cegelec Canada Inc	Industrial electrical products	350
Interbake Foods Ltd	Biscuits	334
Asea Inc	Industrial electrical products	309
Purolator Courrier	Messenger service	305
Sidbec-Dosco Ltd	Steel	303
Imprimerie Canadienne Gazette Ltd	Commercial printing	280
Guilbault, d'Anjou, Larivière	Trucking	275
NL Chem Canada Inc	Industrial chemical products	265
Eaton	Retail department stores	255
Simpson	Retail department stores	250

TABLE 18 (cont'd)
MAJOR FIRMS
SOUTH SHORE OF MONTREAL - 1985

FIRM	MAIN ACTIVITY	EMPLOYMENT
Bombardier Quebec	Recreational vehicle warehousing	250
Mark-Hot Inc	Heating and ventilation equipment	240
Electrovert Ltd	Industrial electrical products	235
The Bay	Retail department stores	230
Desmarais et Frères Ltd	Platemaking and typesetting	225
ICG Gaz Liquide Ltd	Gas distribution	220
Taylor	Retail clothing	212
Le Groupe Conseil SM INC	Consulting engineers	207
Speribel Transports Inc	Trucking	202
Sico Inc	Paint manufacturing	200
Hydro Quebec (St Maxime)	Electricity distribution	200
Southam Printers Ltd	Commercial printing	199
Asbestonos Corporation Ltd	Asbestos products	195
Fédération des producteurs de bois du Québec	Commercial association	190
Union des producteurs agricoles	Commercial association	190
Pétromont Inc	Industrial chemical products	180
Jonergin Co. Inc	Commercial printing	176
Westeel Rosco Ltd	Steel	175
Lido Biscuits	Biscuits	170

TABLE 18 (cont'd)
MAJOR FIRMS
SOUTH SHORE OF MONTREAL - 1985

FIRM	MAIN ACTIVITY	EMPLOYMENT
Les Services Farmico Inc	Wholesale fabrics and notions	170
Piedmont Equipment	Wholesale construction machinery	169
Perkins Paper Ltd	Paper products	165
F.W. Woolworth Co Ltd	Retail department stores	160
Delisle Foods Ltd	Dairy products	150
Dismat Inc	Wholesale hardware	150
Groupe Cayouette Superseal Inc	Metal door and window manufacturers	150
Himont Canada Inc	Resins	150
Super Carnaval	Food stores	150
Schwartz Inc	Food product manufacturers	145
Champlain Sept Îles Inc	Trucking	142
Servomation (Quebec) Inc	Catering services	140
Locweld Inc	Metal work	136
Hercules Canada Ltd	Plastic products	130
Bristol-Myers Pharmaceutical Group	Pharmaceuticals	127
General Woods and Veneers Ltd	Plywood and veneers	125
Walsh & Brais Inc	Road construction and heavy construction	125
Measurex Canada Ltd	Wholesale electronic equipment	124
Villemaire et Frères	Platemaking and typesetting	122
Day & Ross	Trucking	120

TABLE 18 (cont'd)
MAJOR FIRMS
SOUTH SHORE OF MONTREAL - 1985

FIRM	MAIN ACTIVITY	EMPLOYMENT
Hydro Quebec (Brossard)	Electricity distribution	120
Erco Industries Ltd	Industrial chemical products	113
Provigo Inc	Food stores	110
Blanchard & Ness	Commercial refrigeration and air conditioning equipment	109
Coop. des Consommateurs de Montréal	Food stores	107
J. Pascal Hardware	Hardware	105
Steinberg Inc. (Longueuil)	Food stores	105
Westroc Industry Ltd	Gypsum products manufacturers	105
Brico Centre	Hardware	101
Steinberg Inc (Greenfield Park	Food stores	101
Betcon	Concrete products manufacturers	100
Canadian Tire	Hardware	100
Columbia International Ltd	Electrical conduits and cables	100
Wedco Industries Ltd	Plastic products	100
Marché Central CJC Ltd	Food Stores	100
Miracle Mart (Brossard)	Retail department stores	100
Steinberg Inc. (Brossard)	Food stores	100
Woolco	Retail department stores	100

SOURCE: Canada Employment and Immigration Commission, Montreal South Shore CEC lists of firms, 1985, unpublished documents.

7- INDUSTRIAL SPACE AND ENERGY

Industrial space and availability of basic energy resources are essential to the economic development of a community.

This chapter presents various data on industrial space on the South Shore as well as a table comparing energy costs in Montreal with energy costs in major metropolitan areas around the world.

7.1 INDUSTRIAL SPACE

The South Shore has 11 industrial parks, with close to 8 million square metres still available.

Table 19 shows the total area and area available in each park along with other information that may be useful to firms interested in locating there.

All parks have railway lines and, with the exception of the Varennes park, natural gas lines.

7.2 ENERGY

Energy prices on the South Shore and throughout the Montreal area are low, especially for electricity. Thanks to Quebec's abundant supply of electricity, much of which is provided through the vast James Bay complex, rates here are among the lowest in the world and substantial surpluses are exported.

Montreal is also well located with respect to natural gas, which is piped in from the rich oil and gas fields of Western Canada.

Table 20 compares Montreal energy prices with energy prices in selected metropolitan areas around the world.

The electricity and natural gas rates quoted are industrial rates based on a consumption of 200,000 KWh of electricity and 425,000 cubic metres of natural gas per month.

The indices appearing in the table are based on the unit price, with 100 representing the Montreal price.

TABLE 19
INDUSTRIAL PARKS BY MUNICIPALITY
SOUTH SHORE OF MONTREAL - 1985

INDUSTRIAL PARK	Total area (hectares)	Space available (hectares)	Selling price per square metre ($)	FIRMS		EMPLOYMENT	
				Total	Manufacturing	Total	Manufacturing
Boucherville (M)	288	53	10,25	196	85	6 513	3 150
Brossard (M)	192	42	5,38 et +	5	3	475	448
Candiac (park 1) (P)	222	16	8,07	24	22	3 400	3 000
Candiac (park 2) (P)	77	69	5,38	0	0	0	0
Delson (M)	221	24	3,23	3	1	117	65
Laprairie (M/P)	176	48	10,75	16	13	1 055	903
Longueuil (M/P)	558	175	3,76 à 6,45	197	85	12 940	6 880
St Bruno de Montarville (M)	157	85	2,50 à 8,50	27	6	594	202
St Catherine (G)	96	20	location	10	5	150	100
St Hubert (Litchfield Park) (M)	119	16	3,23	25	10	814	605
Varennes (IREQ research Park) (G)	450	240	1,75	4	2	624	279

Symbols: (M): Municipal industrial park (P): Private industrial park
(G): Provincial industrial park.

SOURCE: Department of Industry and Commerce, "Parcs Industriels du Québec", 1986.

TABLE 20
COMPARATIVE ENERGY COSTS
IN SELECTED METROPOLITAN AREAS - 1986
(Index: Montreal = 100)

METROPOLITAN AREAS	ELECTRICITY	NATURAL GAS	DOMESTIC HEATING OILL	GASOLINE
Montreal	100	100	100	100
Toronto	116	100	106	83
Vancouver	94	69	109	89
Atlanta	173	116	97	49
Boston	190	200	84	62
Chicago	245	126	109	62
New York City	376	242	119	74
Düsseldorf	272	190	88	113
London	293	137	97	149
Milan	345	184	162	217
Paris	169	143	147	170
Tokyo	428	302	191	211

SOURCE: Montreal Urban Community, Economic Development Office, Décision: Montréal, 1986.

8- CONSTRUCTION

Because of the residential nature of the South Shore and rapid population growth there, residential construction dominates this industry in the community. The value of housing permits has represented about two-thirds of the total value of construction for the past few years.

8.1 RESIDENTIAL CONSTRUCTION

A wide range of reasonably priced housing is available on the South Shore. An October 1986 study by Royal Lepage on the Canadian housing market showed the market price of bungalows to be $69,500 in St Hubert, $71,000 in Longueuil, $76,000 in Boucherville, $81,877 in St Bruno and $85,000 in Brossard.

Regionally, the cost of housing is among the lowest in Canada. The average price of a new single-family home financed under the National Housing Act was as follows in 1985: $69,707 in Montreal, $84,637 in Halifax, $97,333 in Ottawa-Hull, $98,654 in Vancouver, $105,877 in Toronto and $108,567 in Calgary.

Table 21 provides general data on construction trends by type of dwelling from 1981 to 1985.

TABLE 21
HOUSING STARTS AND VALUE OF BUILDING PERMITS
RESIDENTIAL CONSTRUCTION
SOUTH SHORE OF MONTREAL - 1981-1985

INDICATOR	1981	1982	1983	1984	1985
HOUSING STARTS					
Single-family	1,404	916	1,831	1,923	2,019
Duplex	330	224	246	164	132
Row housing	16	40	70	88	147
Multifamily	392	898	769	1,065	1,401
TOTAL	2,142	2,078	2,916	3,240	3,699
VALUE OF BUILDING PERMITS (thousands of $)	150,414	95,029	188,757	210,338	206,819

SOURCES: Statistics Canada, Building Permits, Catalogue 64-203, annual.
Canadian Mortgage and Housing Corporation, unpublished tables, 1986.

Following a good performance in 1981, residential construction suffered a sharp decline in 1982, chiefly because of the recession.

Thanks to lower interest rates and federal, provincial and municipal government programs to promote the purchase of new housing, the industry performed exceptionally well from 1983 to 1985, and there is every indication that 1986 will also be bright.

Over half the new houses built in 1984 and 1985 were erected in Longueuil, Brossard and St Hubert. However, in relation to population size, the municipalities of Laprairie, St Julie, Boucherville and St Lambert also saw intensive housing development.

8.2 NONRESIDENTIAL CONSTRUCTION

Table 22 provides figures on trends in industrial, commercial, institutional and government construction during the same period.

TABLE 22
VALUE OF BUILDING PERMITS - NONRESIDENTIAL CONSTRUCTION
SOUTH SHORE OF MONTREAL - 1981-1985
(Thousands of $)

SECTOR	1981	1982	1983	1984	1985
Industrial construction	38,913	10,355	15,316	9,121	26,730
Commercial Construction	33,564	18,307	35,931	39,293	65,751
Institutional and government construction	15,438	24,258	10,343	15,417	28,332
TOTAL	87,915	52,920	61,590	63,831	120,813

SOURCES: Statistics Canada, Building Permits, Catalogue 64-203, annual.

Hard hit by the recession, industrial construction was quite slow from 1982 to 1984. Firms showed caution, preferring to invest in machinery to strengthen their financial and competitive positions rather than in construction projects.

There has been some recovery in 1985 and 1986, with an increase in construction, expansion and modernization projects.

Major projects include the construction of the Chem Canada and Himont Canada chemical plants, the Dow Chemical plastic bag plant, the Pratt & Whitney training centre and the modernization of its two aircraft manufacturing complexes.

Commercial construction was very quiet in 1982. Conversely, in 1985, the sector turned in its best performance for any of the years under consideration.

Aside from the building of a new Hydro Quebec administrative centre, major investment has been mainly in the construction and renovation of food stores and fast-food restaurants and the modernization of shopping centres.

Activity in institutional and government construction is mainly associated with the water treatment facilities in several South Shore municipalities. Other major projects include repairs to municipal sewers in Longueuil and construction of a new court house, also in Longueuil.

9- EDUCATION AND HEALTH CARE

This chapter briefly describes the main components of the school system on the South Shore of Montreal and provides a broad outline of health care services.

9.1 EDUCATION

Table 23 shows the number of public and private French-and English-language institutions in the community, with enrolment. All figures are for the 1984-85 academic year.

TABLE 23
EDUCATIONAL INSTITUTIONS AND ENROLMENT
SOUTH SHORE OF MONTREAL - 1984-1985

LEVEL OF SCHOOLING	NUMBER OF INSTITUTIONS		ENROLMENT	
	French	English	French	English
PUBLIC INSTITUTIONS				
Kindergarten & elementary	90	23	40,010	5,313
Secondary	22	6	26,456	4,588
College	1	1	6,058	2,264
SUBTOTAL	113	30	72,524	12,165
PRIVATE INSTITUTIONS				
Kindergarten & elementary	4	-	1,362	-
Secondary	9	-	6,204	-
SUBTOTAL	13	-	7,566	-
TOTAL	126	30	80,090	12,165

SOURCE: Montreal Island School Council, "Répertoire des écoles 1984-85", 1985.
Canada Employment and Immigration Commission, survey of school boards and CEGEPs, 1985.

9.1.1 Elementary and Secondary Education

Elementary and secondary education on the South Shore are provided chiefly through the public school system, which is administered by two regional school boards and about ten local school boards.

A system of several local school boards has been set up in Quebec to administer secondary education and specialized education at the primary level.

On the South Shore, the Chambly Regional School Board consists of six local school boards. It accommodates mainly French-speaking students at the secondary level and also administers six specialized centres serving a much larger territory than the South Shore under a special agreement.

The South Shore Protestant Regional School Board represents three local South Shore school boards and several others outside the community. It provides education, chiefly in English, at the secondary level and also administers the primary levels of certain local school boards.

Two local school boards provide both primary and secondary education: the Le Goéland School Board, in the municipality of Laprairie, and the Brossard School Board in the municipality of Brossard.

9.1.2 College Education

Public college-level education in Quebec is provided by general and professional colleges known as CEGEPs (Collèges d'enseignement général et professionnel). They offer a two-year university preparatory program and a three-year career training program leading directly to the labour market.

A French-language CEGEP, Collège Edouard-Montpetit, is located on the South Shore of Montreal. It offers nearly all general program subjects, and is known for its technical training program in aeronautics (aircraft manufacture, maintenance and piloting). Twelve other occupational training programs are also offered.

The college is also involved in other activities in the community. It houses a cinema, an art gallery for local artists and a sports centre, and holds an aeronautics show.

Champlain College, with its administrative headquarters in Sherbrooke, has a campus on the South Shore (St Lambert-Longueuil Campus). The College offers six technical training programs, including a secretarial course adapted to new office automation technologies.

9.1.3 University Education

The South Shore of Montreal is well served with respect to university education. Close by, Montreal's four universities welcome both full-time and part-time students. They maintain close ties with the business community, ensuring that education is geared to labour market demand and playing an important role in the field of research.

Each university is known for its work in specific fields. The University of Montreal has acquired a solid reputation in astronomy, neurophysiology and biomedical engineering. McGill University is conducting important research in the fields of cancer, pharmacology, psychiatry, dentistry and forensic medicine. It is also known in the pure sciences.

The Montreal campus of the University of Quebec (Université du Québec à Montréal or UQAM) is a pioneer in the field of business data processing. The establishment of a research laboratory on income distribution (Labrev) and a nutrition research centre (CRESALA) reflects its preoccupation with immediate concerns.

The Concordia University Centre for Building Studies specializes in such areas as noise pollution control, heat conservation and innovative building design.

Four other institutions also offer university programs: the Ecole Nationale d'Administration Publique (ENAP) and Ecole de Technologie Supérieure, which are affiliated with the University of Quebec, and the Ecole Polytechnique and the Ecole des Hautes Etudes Commerciales (HEC), affiliated with the University of Montreal.

9.2 HEALTH CARE SERVICES

Excellent health care services, most of them publicly funded, are available on a universal basis.

Health care professionals operate from private offices and various medical institutions. There are over 300 private practices on the South Shore run by physicians, general practitioners, specialists and dentists. There are also three general hospitals totalling 1,000 beds: Charles Le Moyne, Pierre Boucher and St Lambert Hospitals.

Close by, on the Island of Montreal, some 70 general hospitals varying in degree of specialization provide over 20,000 beds. The majority of medical specializations are represented. Some of these hospitals are world-famous in certain fields.

10- FINANCIAL AND PROFESSIONAL SERVICES

Financial and professional services of all kinds are readily available on the South Shore through firms in the community or close by, particularly in downtown Montreal.

10.1 MONTREAL EXCHANGE

Located in downtown Montreal, the Montreal Exchange is the financial heart of the metropolitan area. The following table lists figures on ME equity and options market activities for the years 1980 to 1985. The table shows the total volume and value of shares and options traded and number of transactions.

TABLE 24
MONTREAL EXCHANGE ACTIVITIES - 1980-1985

ACTIVITY	1980	1981	1982	1983	1984	1985
SHARES						
Volume (in millions)	299.1	204.6	208.2	316.9	400.9	643.3
Value (in millions of $)	3 848.9	3 328.2	2 773.4	5 088.8	7 013.9	10 553.3
Transactions (in thousands)	441.8	356.6	318.3	486.3	488.3	757.1
TCO OPTIONS						
Volume (in thousands)	416.7	414.1	385.4	711.0	908.6	1 084.8
Value (in millions of $)	153.1	90.9	59.0	148.7	186.5	250.9
Transactions (in thousands)	76.7	68.9	50.8	95.3	102.4	118.0

SOURCE: Montreal Exchange, Monthly Report, 1985.

Created by a special act of the Quebec National Assembly, the Montreal Exchange is owned by its corporate and individual members. The ME supervises the trading of securities, facilitates public financing of firms and informs the general public about activity and trends in its stock markets, of which there are three: the equity market, the options market (options on shares, gold, bonds and currency) and the futures market (gold and silver certificates).

The relative importance of the Montreal Exchange in Canada has increased considerably in recent years. The ME has achieved this progress by pursuing an energetic policy which is based on the needs of the local economy and is at the same time integrated with financial markets and the international scene.

In September 1984, the ME and the Boston Stock Exchange linked their trading floors electronically, giving Canadian investors greater access to American securities.

In november 1985, it opened an international division for foreign securities, linking clearing houses in France and Canada. This innovation enables foreign firms to list securities directly on the Montreal Exchange and provides Canadian investors with more direct access to European firms.

Thanks to the dynamic approach of the ME, the entire Montreal region has gained recognition in the international market as an innovative and comprehensive financial centre.

10.2 BANKS AND CREDIT UNIONS

The community is served by an extensive network of banks. Seventy branches of the major Canadian chartered banks are located there. Together, they employ over 1,200 persons. The best represented are the National Bank of Canada, the Montreal City & District Savings Bank, the Bank of Montreal and the Royal Bank of Canada. The National Bank of Canada has a regional branch there as well as its neighbourhood branches.

The area also has 41 credit unions, employing a total of more than 700 people. They provide services similar to those offered by chartered banks. The credit unions belong to the Mouvement Desjardins, a large co-operative whose aim is to promote the economic and social welfare of member individuals and groups.

10.3 OTHER FINANCIAL AND PROFESSIONAL SERVICES

All the major real estate firms have offices in the community. They include Royal Lepage Ltd, The Permanent, Montreal Trust, General Trust and Re-Max. There are also several general insurance brokers.

Other well-known financial firms, such as Fiducie du Québec, Roynat Inc and Royal Trust, also have South Shore offices.

On the Island of Montreal, nearly 40 trust companies and several large brokerage firms serve the entire metropolitan area.

South Shore residents can call on highly qualified consulting engineers, accountants, data processing specialists, management consultants, lawyers and advertising agencies.

Groupe Conseil SM Inc is one of the most important firms of consulting engineers. Over 400 people are employed in 72 accounting firms. There are also 24 data processing service companies.

Thirty management consulting firms employing a total of 300 persons operate in the community. There are 100 firms of lawyers and notaries. Finally, there are thirty advertising agency offices employing 200 people.

11- HOTELS, RESTAURANTS AND RECREATION

For residents and visitors alike, accommodation, restaurants and recreation are becoming more and more important.

The South Shore has facilities to meet all needs. It is also especially well located, close to the Eastern Townships, where opportunities for outdoor activities abound, and downtown Montreal, with its big-city attractions. Also close by, St Helen's Island is home to the Alcan Aquarium, the Old Fort and two large amusement parks: La Ronde and the Aquaparc.

11.1 HOTELS AND RESTAURANTS

There are close to 40 hotels on the South Shore, with 1,600 rooms. Table 25 lists hotels and motels with 50 or more rooms.

TABLE 25
MAJOR HOTELS
SOUTH SHORE OF MONTREAL - 1986

HOTEL/MOTEL	NUMBER OF ROOMS
Holiday Inn, Longueuil (Longueuil)	216
Sheraton le St Laurent (Longueuil)	130
Motel Idéal (St Hubert)	110
Motel des Nations (Brossard)	100
La Barre Inn & Motels (Longueuil)	100
South Shore Quality Inn & Motels (Brossard)	80
Motel Marpec (Brossard)	55
Motel Canada (Greenfield Park)	52
Motel R 100 (St Hubert)	51
Motel Gagnon (Brossard)	50
Motel la Siesta (Greenfield Park)	50
Motel Oscar (Lemoyne)	50

SOURCE: Department of Tourism, Accommodation Branch, Quebec 1986-1987, 1986.

11.2 EXHIBITION AND CONVENTION SPACE

The three large hotels on the South Shore -- the Holiday Inn, the Sheraton le St Laurent and the La Barre Inn and Motels -- all have rooms available for conventions and banquets.

The Convention Centre and Place Bonaventure, both located in downtown Montreal, are available for large-scale conventions and expositions.

The Velodrome, with over 7,000 seats, belongs to the extensive Olympic sports and sociocultural facilities located in East End Montreal. It can accommodate exhibits, performances, conventions, banquets and so on.

11.3 RECREATION

A wide range of cultural, sports and social activities take place on the South Shore. The area is also rich in natural beauty and historical heritage.

11.3.1 Cultural Activities

There are approximately 15 libraries on the South Shore. Some are busy centres for cultural activities. Among other things, they promote visual and audio-visual arts, music, dance, painting, theatre, films, concerts, exhibitions and conferences.

Schools and colleges are also very much involved in such activities.

There are 15 cinemas and drive-ins, two summer theatres and about ten art galleries in the community.

The municipalities along the St Lawrence River have many historical monuments and museums because of their one-time military and commercial strategic importance. Four museums and over 20 historic houses and monuments recall the area's past.

11.3.2 Sports

The area offers modern sports centres, skating rinks, indoor and outdoor swimming pools, softball and baseball diamonds, and tennis courts.

Beautiful and diverse natural surroundings provide all kinds of opportunities for boating, golf, horseback riding, and cross-country and downhill skiing.

Municipalities are now tending to establish green spaces near urban areas.

Most municipal parks on the South Shore are above normally recognized North American standards in terms of area and facilities. In addition to its neighbourhood parks, the City of Longueuil maintains a 180-hectare outdoor recreation centre.

Two provincial parks are also located in the community: Mount St Bruno Provincial Park and the Boucherville Islands Provincial Park. The planned Archipelago Provincial Park will also take in the South Shore. This extensive project is aimed at restoring the banks of the St Lawrence River. Investment under this project is expected to total $80 million over the next five years.

12- GOVERNMENT

This section provides a brief description of federal, provincial and municipal government on the South Shore of Montreal. Attention is focussed on municipal government, and certain tax and financial data are provided.

12.1 FEDERAL AND PROVINCIAL GOVERNMENT

Several federal government departments and agencies are represented in the area. Nearly 20 offices of departments such as National Defence, Employment and Immigration Canada and Revenue Canada, and organizations such as Canada Post employ a total of over 2,700 people.

The Quebec provincial government is represented by 40 offices and about 1,500 employees. Social Affairs, Manpower and Income Security, Transport, Justice, Industry and Commerce and Education are among the best-represented provincial departments.

Provincial agencies of note include the Quebec Construction Board, Child Care Service, Farm Insurance Board, Rental Board, and Quebec Planning and Development Board.

12.2 MUNICIPAL GOVERNMENT

12.2.1 Type of Government

Each municipality is administered by a Municipal Council, consisting of the Mayor and a given number of aldermen, which is empowered to legislate with respect to public peace and order and the general welfare of citizens.

Municipalities with a city or town charter often have an Executive Committee composed of a mayor and members chosen by the Municipal Council. Executive Committees are responsible for managing the current affairs of the municipality.

12.2.2 Tax Structure

Table 26 shows data on taxation and financing for the South Shore of Montreal. The figures are for 1986 and 1987. The terms used in the table are defined as follows:

TABLE 26
TAX AND FINANCIAL DATA BY MUNICIPALITY
SOUTH SHORE OF MONTREAL - 1986 and 1987

MUNICIPALITY	BUDGET (millions $)	TAXABLE ASSESSMENT ($ millions)	PROPERTY TAX RATE ($/$100 VALUATION)	BUSINESS TAX (%)	COMBINED OVERALL TAX RATE ($/$100 VALUATION	CREDIT RATING	INSURANCE RATING
	1986	1986	1986	1986	1987	1986	1986
Boucherville	23.87	940	1.21	8.50	1.88	BBB	4
Brossard	33.96	1,256	1.15	5.00	1.64	BBB (strong)	4
Calixa Lavallée	N.D.	N.D.	N.D.	N.D.	0.49	N.A.	10
Candiac	7.53	240	1.32	11.00	2.01	N.A.	6
Delson	3.34	85	1.68	7.00	2.32	N.A.	6
Greenfield Park	8.82	354	1.16	8.96	1.64	BBB	5
Laprairie	8.00	225	1.37	5.00	2.61	N.A.	5
Lemoyne	2.47	67	1.82	6.00	2.17	N.A.	6
Longueuil	84.67	1,970	2.42	10.00	2.32	BBB (strong)	3
St Amable	N.A.	N.A.	N.A.	N.A.	2.01	N.A.	10
St Basile Le Grand	5.35	162	1.69	6.00	2.23	N.A.	7
St Bruno	15.69	548	1.44	9.00	1.88	BBB (poor)	4
St Constant	5.72	243	1.06	5.00	1.81	BB	6
St Hubert	42.65	1,032	2.32	7.00	2.76	BB	4
St Lambert	13.22	567	1.43	7.00	1.39	A	5
St Mathieu	N.D.	N.D.	N.D.	N.D.	0.69	(strong)	10
St Philippe	N.D.	N.D.	N.D.	N.D.	0.77	N.A.	10
St Catherine	3.51	94	1.60	7.00	2.01	N.A.	6
St Julie	9.56	256	1.15	4.00	2.17	N.A.	6
Varennes	7.86	302	1.09	4.50	1.61	N.A.	6
Verchères	N.D.	N.D.	N.D.	N.D.	1.24	N.A.	7

SOURCES: Groupe technique des assureurs, Service d'inspection des assureurs incendie, 1986.
Canadian Bond Rating Service, 1985
Quebec Statistics Board, "Analyse budgétaire des municipalités 1986", third quarter 1986
Municipal Affairs Department, Government of Quebec, "Indices de richesse foncière, d'effort fiscal et de dépenses des municipalités du Québec, 1987, 1986".

NOTE: Some figures have been rounded to simplify the table.

Budget : total revenues and expenditures of the municipality;

Taxable assessment : total value of all assessed commercial, residential and industrial units taxable at the normal property taxation rate;

Property tax : tax on residential, commercial and industrial property;

Business tax : tax on the rental value of commercial premises;

Combined overall tax rate : rate determined on the basis of real value of all assessment units. This includes property tax and taxes on services, and constitutes the most homogeneous means of comparing the tax burdens of different municipalities;

Credit rating : current assessment of credit risk; ie, ability of the borrower (the municipality) to pay back the capital and interest on its loans, based on growth of tax base, debt and taxation levels, debt management and capital expenditure programs.

The categories are as follows:

AAA: superior
AA: very good
A: good
BBB: average
BB: below average
B: poor
C: speculative
D: in default

Commercial and industrial insurance rating : rating of public fire protection on a 10-point scale (1 is excellent, while 10 denotes nonexistent protection). The rating is based on municipal fire fighting and protection facilities, that is, water supply, fire department, fire prevention, enforcement of building codes and property risks.

COMMUNITY PROFILES

In the same collection:

Montreal Urban Community

St Thérèse

Baie Comeau

Downtown Montreal

City of Montreal

East End Montreal

Laval

Montreal West Island

Montreal North Centre